

**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	0 Neutral impact	- Negative impact	-- Very negative impact	Effect depends on how allocation implemented	? Uncertain
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<b>SITE/0019/BRKW, SHLAABR019: BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP</b>						
<b>0.25 hectare site for residential development including Affordable Housing</b>						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
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: <ul style="list-style-type: none"> <li>Facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i>  Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	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 under 0.5 ha site area, 30% affordable housing provision would be required.  Optimising/mitigating measures: <ul style="list-style-type: none"> <li>Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people.</li> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise.</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the	Would the development of the site / policy	Targets: increased life	+	+	+	Development will bring about positive impact on health and

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<p>improved health and wellbeing of the population and reduce inequalities in health</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>wellbeing by providing decent homes.</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the development would have to take into</li> </ul>

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						<p>account SuDS and provide suitable surface and foul water drainage</p> <ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Timely relocation of the existing telecommunications use would avoid of loss of the existing BT infrastructure.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>Relocate existing telecommunications infrastructure</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment,</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased</p>	-	-	-	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>800-1200m access by foot to nearest centre (beyond suitable walking distance)</li> <li>0-1333m access by bicycle to nearest centre</li> <li>10-20 minutes to nearest railway station</li> </ul>

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	<p>recreation, health, community services, cultural assets, historic environment?</p> <ul style="list-style-type: none"> <li>• help support existing community facilities?</li> <li>• help support the provision of religious cultural uses?</li> </ul>	<p>accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• 10-20min distance to Woking town centre</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Re-provision of existing telecommunications use, prior to development</li> <li>• Improve access to key services and facilities</li> </ul>
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**Environmental objectives: protecting and enhancing our natural, built and historic environment**

<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Comments:</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
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<p>7. Minimise air, light</p>	<p>Would the development of the site / policy</p>	<p>Targets: improve air</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site has good accessibility to key local services (schools,</p>
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and noise pollution	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution.  <i>Source: Core Strategy Objective</i></p> <p>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.</p>				<p>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.</p> <p>Optimising/mitigating measures:          Design to have regard to avoiding light pollution in this sensitive urban fringe location.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.  <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:          Remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity.  <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, some trees on the boundary. No ecological designation</p> <p>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.</p>
10. Conserve and enhance and where	<p>Would the development of the site / policy option:</p>	<p>Targets: preserve and enhance cultural and</p>	0	0	0	<p>Development of this site will not have adverse impacts on</p>

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<p>appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>				<p>natural or heritage assets.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>The neutral score reflects the potential increase in carbon</p>

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	<ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste</p>



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<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>to landfill.</p> <p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>produced.</p> <p>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:</p>

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		passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	0	0	0	Development of this site would have a neutral impact on this objective.
17. Provide a range of commercial development opportunities to meet	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial</p>	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.

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<p>the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres</p>	<ul style="list-style-type: none"> <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>	<p>and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>				
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement; Positive impact on health and wellbeing.</p>
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>Efficient use of brownfield land and development will offer opportunity remediation; Location between two local centres promotes use of sustainable modes of travel.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people.</li> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise.</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people;</li> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
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**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	+ Positive impact	0 Neutral impact	- Negative impact	-- Very negative impact	! Effect depends on how allocation implemented	? Uncertain
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**SITE/0016/BYFL, SHLAABY016: 94-100 Royston Road, Byfleet, KT14 7QE**  
**0.64 hectare site for residential including Affordable Housing**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
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: <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i>  Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	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: <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
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.

**SITE/0016/BYFL, SHLAABY016: 94-100 Royston Road, Byfleet, KT14 7QE**

**0.64 hectare site for residential including Affordable Housing**

<p>wellbeing of the population and reduce inequalities in health</p>	<ul style="list-style-type: none"> <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>	<p>of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Working Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>The site is adjacent to an urban open space and approximately 5-10 minutes from public open space and Cricket Club.</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Comments: Site located within Flood Zone 1, where development is recommended to take place.</p> <p>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.</p> <p>Development would have a neutral impact on this objective.</p> <p>Optimising/mitigating measures: Flood Risk Assessment required given pluvial flooding (subject to the findings of the forthcoming Preliminary Surface Water Management Plan).</p>

**SITE/0016/BYFL, SHLAABY016: 94-100 Royston Road, Byfleet, KT14 7QE**

**0.64 hectare site for residential including Affordable Housing**

<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Working Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Local Centre</li> <li>• 10-20 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 26-30 minutes walk to a secondary school</li> <li>• 21-25 minutes walk to a GP</li> </ul> <p>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.</p>

SITE/0016/BYFL, SHLAABY016: 94-100 Royston Road, Byfleet, KT14 7QE 0.64 hectare site for residential including Affordable Housing						
						The development would help to support existing services and facilities in the community.
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Comments:</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <p>The site has an established employment use. The loss would need to be justified.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	-	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigation measures:</p>



SITE/0016/BYFL, SHLAABY016: 94-100 Royston Road, Byfleet, KT14 7QE 0.64 hectare site for residential including Affordable Housing						
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of development to have regard to this sensitive location.</p> <p>Tree survey to be submitted with proposals to demonstrate there would be no negative impact.</p>

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

		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 place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the	Would the development of the site / policy	Targets: increase use of	0	+	+	Planning policy requirements will allow for the development

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

<p>impact of consumption of resources by using sustainably produced and local products</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>				<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate;</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable</p>

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

		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:  Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> <li>• enable local people to work near their homes?</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy</i></p>	-	-	-	<p>Redevelopment of the site would result in the loss of employment use.</p>

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

	<ul style="list-style-type: none"> <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>	<p>(2012)</p> <p>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.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	-	-	-	<p>Redevelopment of the site would result in the loss of employment use.</p>

**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 be directed. Although pluvial flooding may need further investigation  
 The site is within the Local Centre and is therefore well placed in terms of services and facilities

Summary of Environmental Impacts & Issues

Efficient use of brownfield land, although established employment use of the site would need to be justified  
 Local Centre location promotes use of sustainable modes of travel.  
 Trees on the site are protected by Tree Preservation Orders. Redevelopment of the site may have negative impact.  
 Site is located adjacent to Locally Listed Building and Conservation Area, potential for redevelopment to improve the visual appearance of the area

Summary of 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



**SITE/0017/BYFL, SHLAABY017: Works at 11 Royston Road, Byfleet, KT14 7NX  
0.34 hectare site for residential including Affordable Housing**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 46 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p><i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development would bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is adjacent to a urban open space and approximately 5-10 minutes from public open space and Cricket Club.</p>



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	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	0	0	0	Indices of Deprivation (IMD, 2010) identifies this postcode

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<p>crime and social exclusion</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Working Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>location as being slightly above average in terms of overall deprivation.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Byfleet Local Centre</li> <li>• 10-20 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 26-30 minutes walk to a secondary school</li> <li>• 21-25 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and</p>

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						facilities in the community.
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Comments:</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <p>The site has an established employment use. The loss would need to be justified.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	-	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigation measures:</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>• support the remediation of contaminated land?</li> <li>• reduce the risk of creating further</li> </ul>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss</p>	0	0	0	<p>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.</p>

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	contamination?	of agricultural land; increase in number of sites with potential land contamination.				Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	<p>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.</p> <p>The site is adjacent to trees protected by tree preservation orders, redevelopment of the site may have a negative impact or result in the loss of trees with ecological or amenity value, this will not be acceptable.</p> <p>Optimising/mitigating measures: Design of development to have regard to this sensitive location.</p> <p>Tree survey to be submitted with proposals to demonstrate there would be no negative impact.</p>

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		required. Majority of residents satisfied with cultural and recreational facilities. No development taking place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>• support use of materials and aggregates from nearby sources?</li> </ul>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p>	0	+	+	<p>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</p>

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	<ul style="list-style-type: none"> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of</p>

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**0.34 hectare site for residential including Affordable Housing**

	<ul style="list-style-type: none"> <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>	<p>any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>				<p>development on transport network; and opportunities to optimise use of sustainable transport.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	-	-	-	<p>Redevelopment of the site would result in the loss of employment use.</p>

**SITE/0017/BYFL, SHLAABY017: Works at 11 Royston Road, Byfleet, KT14 7NX  
0.34 hectare site for residential including Affordable Housing**

		<p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	-	-	-	<p>Redevelopment of the site would result in the loss of employment use.</p>



**SITE/0017/BYFL, SHLAABY017: Works at 11 Royston Road, Byfleet, KT14 7NX**  
**0.34 hectare site for residential including Affordable Housing**

falling (except in Horsell).

**Overall Conclusions**

Summary of Social Impacts & Issues

Positive contribution towards housing requirement;  
 Positive impact on health and wellbeing.  
 The site is within Floodzone 1, where development should directed. Although pluvial flooding may need further investigation  
 The site is within the Local Centre and is therefore well placed in terms of services and facilities

Summary of Environmental Impacts & Issues

Efficient use of brownfield land, although established employment use of the site would need to be justified  
 Potential contamination  
 Local Centre location promotes use of sustainable modes of travel.  
 Trees on the site are protected by Tree Preservation Orders. Redevelopment of the site may have negative impact.  
 Site is located adjacent to Locally Listed Building and Conservation Area, potential for redevelopment to improve the visual appearance of the area

Summary of Economic Impacts & Issues

Redevelopment of the site would result in the loss of employment land

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	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 65 dwellings (SHLAA, 2014).</p> <p>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.</p> <p style="text-align: center;">Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> <li>• improve accessibility to leisure and open space for informal and/or formal</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p><i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing by providing decent homes.</p> <p>The site is adjacent to a urban open space and approximately 5-10 minutes from public open space and Cricket Club.</p>

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	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>Most of the site is located within Flood Zones 1, where development is recommended to take place. However the north east corner of the site is within Floodzone 2.</p> <p>Core Strategy Policy CS9 advises that development in flood zone 2 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test).</p> <p>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.</p> <p>Development would have a neutral impact on this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Development in Floodzone 2 only considered if there are no alternatives in areas of lower risk.</li> <li>• Flood Risk Assessment required given pluvial flooding (subject to the findings of the forthcoming Preliminary Surface Water Management Plan).</li> </ul>

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<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Local Centre</li> <li>• 10-20 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 26-30 minutes walk to a secondary school</li> <li>• 21-25 minutes walk to a GP</li> </ul> <p>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.</p>

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						The development would help to support existing services and facilities in the community.
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Comments:</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <p>The site has an established commercial use. The loss would need to be justified.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	-	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigation measures:</p>
8. Reduce land contamination and safeguard agricultural soil	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> </ul>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p>	0	0	0	<p>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</p>

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quality	<ul style="list-style-type: none"> <li>• support the remediation of contaminated land?</li> <li>• reduce the risk of creating further contamination?</li> </ul>	<p><i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				<p>Health and the Environment Agency. Remediation may be required for residential use.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNClS stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	Neutral impact on this objective

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		<p>Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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? NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable</li> </ul>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have</p>	0	+	+	<p>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.</p> <p>The climate change SPD encourages developers to use locally sourced materials to minimise impact of development</p>

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and local products	<p>the incorporation of a proportion of recycled or secondary aggregates in new projects?</p> <ul style="list-style-type: none"> <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>	<p>access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>				<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage	<p>Would the development of the site / policy option:</p>	<p>Targets: decrease travel by car; decrease need to</p>	+	+	+	<p>The site is within Byfleet Local Centre and so accessibility by bike and foot is good. Accessibility to key local services</p>



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<p>safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<ul style="list-style-type: none"> <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>	<p>travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>				<p>(schools, GP surgeries and Woking Town Centre) is average. Accessibility to local primary schools is excellent.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
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**Economic objectives: building a strong, responsive and competitive economy**

<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> <li>• enable local people to work near their homes?</li> <li>• ensure the timely provision of infrastructure?</li> <li>• support the implementation of BREEAM?</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>Trends: gradually increasing economically</p>	-	-	-	<p>Redevelopment of the site would result in the loss of commercial use and therefore will have adverse effects on employment levels in the area</p>
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	<ul style="list-style-type: none"> <li>• support a better match between education and local employment opportunities?</li> <li>• improve access to and participation in education?</li> </ul>	<p>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.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	-	-	-	<p>Redevelopment of the site would result in the loss of commercial/retail use, reducing the number and range of commercial use in the area.</p>

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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.  
 Most of the site is within Floodzone 1 where development should be directed. Part of the site is within Floodzone 2 where development will only be considered if there are no suitable alternatives  
 Pluvial flooding may need further investigation  
 The site is within the Local Centre and is therefore well placed in terms of services and facilities

Summary of Environmental Impacts & Issues

Efficient use of brownfield land, although the loss of established commercial use would need to be justified  
 Potential contamination  
 Local Centre location promotes use of sustainable modes of travel.

Summary of Economic Impacts & Issues

Redevelopment of the site would result in the loss of commercial/retail site

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

**SITE/0038/BYFL, SHLAABY038: Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL  
0.28 hectare for residential including Affordable Housing**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: <i>Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. Source: <i>Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: <i>Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: <i>Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development would bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is adjacent to sports pitches.</p>

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	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	0	0	0	Indices of Deprivation (IMD, 2010) does not identify any

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<p>crime and social exclusion</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Local Centre</li> <li>• 10-20 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 26-30 minutes walk to a secondary school</li> <li>• 21-25 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and</p>

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						<p>facilities in the community.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Loss of car park would need to be justified</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Comments:</p> <p>Site is an existing brownfield site. Would come forward only if the existing use is no longer required</p> <p>Optimising/mitigating measures:</p> <p>Loss of car park would need to be justified</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be</p>	-	0	0	<p>Redevelopment of the site may result in increased vehicle movement and consequent emissions.</p> <p>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.</p> <p>Optimising/mitigation measures:</p>

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		an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	-	-	-	<p>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.</p> <p>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.</p> <p>Tree survey to be submitted with proposals to demonstrate there would be no negative impact.</p>



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		<p>parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
<p>12. Reduce the impact of</p>	<p>Would the development of the site / policy option:</p>	<p>Targets: increase use of locally produced</p>	0	+	+	<p>Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably</p>

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<p>consumption of resources by using sustainably produced and local products</p>	<ul style="list-style-type: none"> <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>	<p>resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>				<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>

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<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>remains high.</p> <p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> <li>• enable local people to work near their homes?</li> <li>• ensure the timely provision of</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Not relevant</p>

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	<p>infrastructure?</p> <ul style="list-style-type: none"> <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>	<p>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.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	0	0	0	Not relevant

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		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).				
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**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:	<ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Design of development to have regard to its sensitive location adjacent to a locally listed building and Conservation Area</li> <li>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use</li> <li>• Loss of car park would need to be justified</li> <li>• A Tree survey to be submitted with proposals to demonstrate there would be no negative impact on the trees on the site</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
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SITE/0046/BYFL, SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN						
0.13 hectare site for mixed use development comprising residential dwellings including Affordable Housing and replacement library and community uses						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing.</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people</li> <li>• Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing by providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

**SITE/0046/BYFL, SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN**

**0.13 hectare site for mixed use development comprising residential dwellings including Affordable Housing and replacement library and community uses**

health	<p>community e.g. encourage healthy lifestyles?</p> <ul style="list-style-type: none"> <li>• reduce health inequalities?</li> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>Continued access to local public library supports leisure, education and well being.</p> <p>Site adjacent to a protected open space.</p>
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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</p> <p>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Locate development only on land within Flood Zone</li> </ul>

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0.13 hectare site for mixed use development comprising residential dwellings including Affordable Housing and replacement library and community uses						
						1
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</p> <p>The library and community uses would be replacements of existing facilities, therefore would not affect access to these facilities.</p> <p>Development will have neutral impacts on this objective.</p> <p>However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Byfleet Local Centre</li> <li>• 10-20 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 31-35 minutes walk to a secondary school</li> <li>• 26-30 minutes walk to a GP</li> </ul> <p>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</p>



SITE/0046/BYFL, SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN 0.13 hectare site for mixed use development comprising residential dwellings including Affordable Housing and replacement library and community uses						
	cultural uses?					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.
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Comments:</p> <p>Site is an existing brownfield site. Opportunity to make significantly more efficient use of this site.</p> <p>Optimising/mitigating measures:</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures:</p>

SITE/0046/BYFL, SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN 0.13 hectare site for mixed use development comprising residential dwellings including Affordable Housing and replacement library and community uses						
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	<p>The impacts are predicted to be neutral.</p> <p>Optimising/mitigating measures:</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designation.</p> <p>Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p> <p>Redevelopment of the site offers the potential for improvements to the street scene.</p> <p>Optimising/mitigating measures: Design of development to have regard to this prominent corner site.</p>

**SITE/0046/BYFL, SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN**

**0.13 hectare site for mixed use development comprising residential dwellings including Affordable Housing and replacement library and community uses**

		<p>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 place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>

SITE/0046/BYFL, SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN 0.13 hectare site for mixed use development comprising residential dwellings including Affordable Housing and replacement library and community uses						
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures:</p>

**SITE/0046/BYFL, SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN**

**0.13 hectare site for mixed use development comprising residential dwellings including Affordable Housing and replacement library and community uses**

	<ul style="list-style-type: none"> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	<p>Borough remains poor/moderate; consumption of water remains high.</p>				<p>Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and</i></p>	0	0	0	<p>Redevelopment should ensure the retention of the public library will support the retention of this valuable local facility, supporting participation on education.</p>

**SITE/0046/BYFL, SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN**

**0.13 hectare site for mixed use development comprising residential dwellings including Affordable Housing and replacement library and community uses**

<p>development and education for all</p>	<ul style="list-style-type: none"> <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>	<p><i>Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Will support continued vibrancy of Byfleet Local Centre.</p>

**SITE/0046/BYFL, SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN**  
**0.13 hectare site for 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).				
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**Overall Conclusions**

Summary of Social Impacts & Issues	Positive contribution towards housing requirement Positive impact on health and wellbeing
Summary of Environmental Impacts & Issues	Efficient use of brownfield land Local Centre location promotes use of sustainable modes of travel
Summary of Economic Impacts & Issues	

- 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

**SITE/0064/BYFL, SHLAABY064: The Manor School, Magdalen Crescent, Byfleet, KT14 7SR  
0.55 hectare site for residential including Affordable Housing**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>



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<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Working Service and Performance Plan 2013-14</i></p> <p>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.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>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.</p> <p>Overall the effect of the development in terms of this objective are considered to be neutral.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Re-provision of sports pitches on site or off-site to ensure no net loss of open space serving the community</li> </ul>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is within Flood Zones 1, where development is recommended to take place.</p> <p>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.</p> <p>Development would have a neutral impact on this objective.</p> <p>Optimising/mitigating measures:</p> <p>Flood Risk Assessment required given pluvial flooding</p>

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						(subject to the findings of the forthcoming Preliminary Surface Water Management Plan).
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• provide local community services (e.g. education, health, leisure and recreation)?</li> <li>• improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>• help support existing community facilities?</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	-	-	-	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• 800-1200m access by foot to nearest centre (beyond suitable walking distance) of the Local Centre</li> <li>• 20-30 minutes to nearest railway station</li> <li>• 0-5 minutes walk to a primary school</li> <li>• 31-35 minutes walk to a secondary school</li> <li>• 21-25 minutes walk to a GP</li> </ul>

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	<ul style="list-style-type: none"> <li>• help support the provision of religious cultural uses?</li> </ul>					<p>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.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Loss of community facility will need to be justified</li> <li>• Improve access to key services and facilities</li> <li>•</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	0	0	0	<p>Comments:</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <p>The site has an established community use. The loss would need to be justified.</p>
<p>7. Minimise air, light and noise pollution</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its designation?</li> <li>• help to improve air quality?</li> <li>• support specific actions in designated</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy</i></p>	?	0	0	<p>Redevelopment of the site may result in increased vehicle movement and consequent emissions. However the likely impact is unknown.</p> <p>The site is walking distance to the Local Centre, therefore accessibility is good. The location promotes sustainable</p>

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	<p>AQMAs?</p> <ul style="list-style-type: none"> <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>	<p><i>Objective</i></p> <p>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.</p>				<p>modes of transport and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic.</p> <p>Optimising/mitigation measures:</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCLs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management,</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p>	-	-	-	<p>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.</p> <p>The site is in the vicinity of St Mary's Church which is a Grade II listed building.</p>

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	<p>restoration and/or sensitive reuse of a heritage asset or culturally important building?</p> <ul style="list-style-type: none"> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				<p>Optimising/mitigation measures: Further investigation into the archaeological potential on the site.</p> <p>The redevelopment of the site should conserve and enhance heritage assets in the vicinity.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010);</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures:</p>

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	<ul style="list-style-type: none"> <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>	increase in sustainably constructed dwellings.				<p>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p>	0	0	0	<p>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.</p>

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resources sustainably	<p>resources?</p> <ul style="list-style-type: none"> <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>	<p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>

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**Economic objectives: building a strong, responsive and competitive economy**

<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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.</p> <p>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).</p>	-	-	-	<p>Redevelopment of the site would result in the loss of a local school. The loss will need to be justified</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>• increase the economic benefit derived</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p>	-	-	-	<p>Redevelopment of the site would result in the loss of a local school. The loss will need to be justified</p>



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<p>neighbourhood centres</p>	<p>from the historic environment?  <ul style="list-style-type: none"> <li>• support start-up and local businesses?</li> <li>• support the vibrancy of the town, district and local centres?</li> </ul> </p>	<p>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).</p>				
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement;          Positive impact on health and wellbeing.          The site is within Floodzone 1 where development should be directed.          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</p>
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>The site is a mixture of PDL and greenfield land. Redevelopment will mean the loss of sports pitches          The site is currently a community facility, the loss will need to be justified          The site is adjacent to an Area of High Archaeological Potential, therefore further investigation may be required          The site is in the vicinity of a grade II listed building.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	<p>Redevelopment of the site would result in the loss of commercial/retail site</p>

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)
- 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

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- 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/0065/BYFL, SHLAABY065: 96-120 Church Road, Byfleet, KT14 7NF**

**0.32 hectare site for residential**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p><i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development would bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is adjacent to sports pitches and therefore encourages healthy lifestyles</p> <p>Pylons near the site 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</p>

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**0.32 hectare site for residential**

	<p>open space for informal and/or formal recreation?</p>	<p>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.</p>				<p>development.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Removal of electricity pylon</li> </ul>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The majority of the site is located within Flood Zone 1, where 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</p> <p>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.</p> <p>A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding.</p>

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**0.32 hectare site for residential**

						<p>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Locate development only on land within Flood Zone 1</li> </ul>
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

SITE/0065/BYFL, SHLAABY065: 96-120 Church Road, Byfleet, KT14 7NF 0.32 hectare site for residential						
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0	0	0	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>400-800m (approximately 10 minutes) access by foot to the Local Centre (within suitable walking distance)</li> <li>0-1333m access by bicycle to nearest centre</li> <li>20-30 minutes to nearest railway station</li> <li>0-5 minutes walk to a primary school</li> <li>31-35 minutes walk to a secondary school</li> <li>21-25 minutes walk to a GP</li> </ul> <p>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.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	-	-	-	<p>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.</p> <p>Optimising/mitigating measures:</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p>	-	0	0	<p>Redevelopment of the site may result in increased vehicle movement and consequent emissions.</p> <p>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.</p>

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**0.32 hectare site for residential**

	<p>may cause pollution from traffic?</p> <ul style="list-style-type: none"> <li>• ensure people are not exposed to greater levels of noise?</li> <li>• ensure people are not exposed to light pollution?</li> </ul>	<p>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.</p>				Optimising/mitigation measures:
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNClS stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in</p>	-	0	0	Development would have minimal impact on the surrounding natural landscape or heritage assets. However development will result in the loss of GI

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**0.32 hectare site for residential**

	<p>building?</p> <ul style="list-style-type: none"> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>• support the co-ordination of green infrastructure?</li> <li>• increase the capacity of the habitat to act as a carbon sink?</li> <li>• increase the resilience of the habitat to climate change impacts?</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i>                  Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i>                  Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures:                  Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green</p>



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**0.32 hectare site for residential**

	<ul style="list-style-type: none"> <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>					<p>infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to</p>	0	0	0	<p>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.</p> <p>The Environment Agency has confirmed that there are no</p>

**SITE/0065/BYFL, SHLAABY065: 96-120 Church Road, Byfleet, KT14 7NF**

**0.32 hectare site for residential**

	<p>water supply and wastewater treatment?</p> <ul style="list-style-type: none"> <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>	<p>105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and</p>	<p>Would the development of the site / policy</p>	<p>Targets: increase</p>	0	0	0	

**SITE/0065/BYFL, SHLAABY065: 96-120 Church Road, Byfleet, KT14 7NF**

**0.32 hectare site for residential**

<p>stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered</p>	<p>0</p>	<p>0</p>	<p>0</p>	

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**0.32 hectare site for residential**

	<ul style="list-style-type: none"> <li>• support the vibrancy of the town, district and local centres?</li> </ul>	<p>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).</p>				
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement; Pylons and overhead power lines may have adverse impact on health and wellbeing. The site is mainly within Floodzone 1 but the NE corner is within Floodzone 2, where development should be avoided. Pluvial flooding may need further investigation The site is within walking distance to the Local Centre and is therefore well placed in terms of services and facilities</p>
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<p>Summary of Environmental Impacts &amp; Issues</p>	<p>The site is largely greenfield and part PDL, redevelopment would mean the loss of greenfield land The site is within walking distance to the local centre and a choice of sustainable modes of travel. Pylons and overhead power lines unattractive feature in the local landscape/ street scene</p>
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<p>Summary of Economic Impacts &amp; Issues</p>	
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<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Removal of electricity pylon</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Locate development only on land within Flood Zone 1</li> <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>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
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**SITE/0080/BYFL, SHLAABY031b: Churchill House and Beaver House, York Close, Byfleet, KT14 7HN**  
**0.15 hectare site for residential including Affordable Housing**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>Trends: housing completions beginning to</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 14 dwellings (SHLAA, 2014).</p> <p>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.</p> <p style="text-align: center;">Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>

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		<p>rise to pre-2010 levels (upward trend).  Affordable housing target not being met (downward trend).  Number of households on Housing Register high but decreasing.</p>				
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Development would bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is adjacent to an urban open space and is approximately five minutes from a Cricket Club.</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p>

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	<ul style="list-style-type: none"> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>				<p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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</p>	<p>0</p>	<p>0</p>	<p>0</p> <p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

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		with anti-social behaviour and crime.				
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0	0	0	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• 5-10 minutes access by foot to nearest centre (within suitable walking distance) of the Local 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> <li>• 26-30 minutes walk to a secondary school</li> <li>• 21-25 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Comments:</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <p>The site has an established use as an office building. The loss of office use would need to be justified.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p>	-	0	0	<p>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</p>



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	<p>designation?</p> <ul style="list-style-type: none"> <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>	<p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>				<p>addition to the existing use is unknown.</p> <p>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.</p> <p>Optimising/mitigation measures:</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNClS stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of</p>	-	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p> <p>The site contains trees protected by tree preservation orders, redevelopment of the site may have a negative impact or</p>

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<p>cultural assets and landscapes of Woking</p>	<ul style="list-style-type: none"> <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>	<p>open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				<p>result in the loss of trees with ecological or amenity value. This is unlikely to be acceptable.</p> <p>Optimising/mitigating measures: Design of development to have regard to this prominent corner site.</p> <p>Tree survey to be submitted with proposals to demonstrate there would be no negative impact.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>• support the co-ordination of green</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.</p> <p><i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>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.</p>

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	<p>infrastructure?</p> <ul style="list-style-type: none"> <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>	<p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater,</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the improvement of water quality?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework</i></p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</p>

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<p>and manage water resources sustainably</p>	<ul style="list-style-type: none"> <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>	<p><i>Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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.</p> <p>Therefore promotes sustainable forms of transport.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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.</p> <p>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).</p>	-	-	-	Redevelopment of the site would result in the loss of employment use. This 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,	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p>	-	-	-	Redevelopment of the site would result in the loss of employment use. This will need to be justified

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<p>district, local and neighbourhood centres</p>	<ul style="list-style-type: none"> <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>	<p>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).</p>				
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>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</p>
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>Efficient use of brownfield land, although established employment use of the site would need to be justified Local Centre location promotes use of sustainable modes of travel. Trees on the site are protected by Tree Preservation Orders. Redevelopment of the site may have negative impact.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	<p>Redevelopment of the site would result in the loss of employment floorspace</p>

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Design of development to have regard to this prominent corner site</li> <li>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use</li> <li>• The site has an established use as an office building. The loss of office use would need to be justified</li> <li>• Trees with TPOs on the site. A Tree survey to be submitted with proposals to demonstrate there would be no negative impact on trees on the site</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> </ul>
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- 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	0 Neutral impact	- Negative impact	-- Very negative impact	I Effect depends on how allocation implemented	? Uncertain
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<b>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</b> <b>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</b>						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: supporting strong, vibrant and healthy communities						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i>  Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.



**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**

<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>This development would have limited impact in terms of this objective.</p> <p>Provision of bike parking and hire facilities would encourage travel by bicycle.</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</p> <p>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).</p>

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						<p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul>
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>The development of additional/improved infrastructure will assist in supporting communities.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>provide local community services (e.g.</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source:</i></p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>Woking Town Centre</li> </ul>

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	<p>education, health, leisure and recreation)?</p> <ul style="list-style-type: none"> <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>	<p><i>Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>The site is within Woking Town Centre and within reasonable walking distance key services and facilities. The need to travel to access services and facilities will be reduced by virtue of improvements implicit within this development.</p> <p>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.</p>
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**Environmental objectives: protecting and enhancing our natural, built and historic environment**

<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Development of the site would improve the use of existing buildings and support a mix of uses at the railway station.</p>
<p>7. Minimise air, light and noise pollution</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its designation?</li> <li>• help to improve air quality?</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution.</p>	+	+	+	<p>Development of the site is intended to enhance rail travel (and arrival at the station via bike, bus and foot), therefore reducing congestion which may cause pollution from traffic.</p>

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	<ul style="list-style-type: none"> <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>	<p><i>Source: Core Strategy Objective</i></p> <p>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.</p>				
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	Previously developed site, no known ecological designations.
10. Conserve and enhance and where appropriate make accessible for enjoyment the	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p>	-	-	-	<p>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.</p> <p>Redevelopment and essential improvement works will have</p>

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<p>natural, historic and cultural assets and landscapes of Woking</p>	<p>existing green infrastructure assets?</p> <ul style="list-style-type: none"> <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>	<p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>				<p>an impact on historical assets here, however there is opportunity to conserve and enhance the character of this part of the Town Centre.</p> <p>Optimising/mitigating measures:          Development should conserve and enhance heritage assets and their setting, including the Town Centre Conservation Area, and statutory and locally listed buildings.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>By supporting the increased use of sustainable transport modes, development of the site contributes positively to this objective as carbon emissions in the area from private vehicle use will be reduced.</p>

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	<ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures:</p>

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		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: <ul style="list-style-type: none"> <li>• support the improvement of water quality?</li> <li>• support the efficient use of water resources?</li> <li>• operate within the existing capacities for water supply and wastewater treatment?</li> <li>• prevent water resource pollution?</li> <li>• facilitate water quality to be achieved through remediation?</li> <li>• provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i>  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: <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> <li>• be accommodated within the existing public transport constraints?</li> <li>• lead to development within a main town, district or local centre?</li> <li>• improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i>  Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in	++	++	++	Allocation of the site as a 'transport interchange hub' will improve access to public transport (train and bus services), and support improved provision of cycling and walking.

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		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.				
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**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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	+	+	+	Improving the capacity and efficiency of rail infrastructure would be key to enhancing the Town Centre economy.
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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	+	+	+	Improving the capacity and efficiency of the South West Main railway Line would be key to enhancing the Town Centre economy.
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	Timely provision of infrastructure to support communities Significantly improved access to Town Centre jobs, shops, services and facilities					
Summary of Environmental Impacts & Issues	Improved sustainable transport hub would reduce congestion and thus reduce air pollution and carbon emissions from traffic Proximity of heritage assets including Woking Town Centre Conservation Area, and statutory and locally listed buildings Significantly reduced need to travel through improved bus and rail infrastructure, and cycling and pedestrian infrastructure					
Summary of Economic Impacts &	Creating a 'transport interchange hub' would be a significant factor in enhancing the economy of Woking Town Centre					

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Issues	
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"><li>• Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1</li><li>• Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li><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>•</li><li>•</li><li>• Design of development to pay regard to surface water flood risk and incorporate appropriate mitigation measures</li><li>• Development should preserve and enhance heritage assets and their setting, including the Town Centre Conservation Area, and statutory and locally listed buildings</li><li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li><li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li></ul>	

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						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 100 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan 2013-14</p>	+	+	+	<p>Development will bring about positive impacts on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

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**1.20 hectare site for mixed use development to include approximately 100 dwellings including Affordable Housing, office and retail**

	<p>open space for informal and/or formal recreation?</p>	<p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</p> <p>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.</p> <p>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).</p> <p>Taking into account these measures, an overall neutral score.</p>

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						<p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• provide local community services (e.g.</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source:</i></p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> </ul>

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	<p>education, health, leisure and recreation)?</p> <ul style="list-style-type: none"> <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>	<p><i>Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to Woking Railway Station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would improve access to existing key services (employment – offices and retail)</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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.</p>
<p><b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b></p>						
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is a previously developed land. Its development will maximise the efficient use of the land.</p>
<p>7. Minimise air, light and noise pollution</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p>	-	0	0	<p>Development will be exposed to noise pollution from the railway and other commercial and night time activities nearby.</p>

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	<p>designation?</p> <ul style="list-style-type: none"> <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>	<p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>				<p>The site is in a sustainable location and in close proximity to services and facilities. This will significantly 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.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	<p>It is not envisaged that the development of the site will have any significant impacts on contamination or safeguard agricultural land.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations.</p> <p>Optimising/mitigating measures:</p> <p>All housing development are required to make contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of</p>	-	-	-	<p>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</p>

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<p>cultural assets and landscapes of Woking</p>	<ul style="list-style-type: none"> <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>	<p>open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				<p>Centre.</p> <p>Optimising/mitigating measures:</p> <p>It is important that the development of the site is of exceptional quality of design to avoid negative impacts of the nearby heritage assets.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>• support the co-ordination of green</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>The neutral score reflects the potential increase in carbon</p>



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	<p>infrastructure?</p> <ul style="list-style-type: none"> <li>• increase the capacity of the habitat to act as a carbon sink?</li> <li>• increase the resilience of the habitat to climate change impacts?</li> <li>• support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery</i></p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>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</p>

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						
		<p><i>Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>				<p>reflected in the neutral score.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	+	+	+	<p>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.</p>

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		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.				
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**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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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.</p> <p>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</p>	+	+	+	Site is a mixed use development to include office and retail. It will bring forward commercial use and promote job creation.
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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						
		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	+	+	+	Mixed use development would bring forward commercial development.
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on well being.					
Summary of Environmental Impacts & Issues	Potential to connect to CHP network; Efficient use of previously developed land; Facilitate and promote use of sustainable travel modes; Development has the potential to be of high quality design to enhance the gateway to the Town Centre from the railway station.					
Summary of Economic Impacts & Issues	Commercial development of site will create jobs; Development will support the economy of the Town Centre					
Summary of optimising/mitigation measures						
<ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>						

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- 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	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 50 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan 2013-14</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

**SITE/0006/GLDE, SHLAAGE006: Trizancia House, Thomson House and 72 (Woodstead House), Chertsey Road, Woking, GU21 5BJ**  
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	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: <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> <li>• help improve social inclusion?</li> <li>• support safe communities by reducing crime levels?</li> <li>• help reduce the fear of crime?</li> <li>• ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	+	+	+	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: <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime</li> </ul>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-6 minutes to nearest railway station</li> <li>• 6-10 minute walk to a primary school</li> <li>• 6-10 minute walk to a secondary school</li> <li>• 11-15 minutes walk to a GP</li> <li>• 0-6 minutes to nearest railway station</li> </ul> <p>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.</p> <p>The development would improve access to employment.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously	Would the development of the site / policy option:	Targets: 70% of new residential development to	+	+	+	Site is an existing brownfield site and it is also currently underused. Development would encourage efficient use of



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developed land and existing buildings	<ul style="list-style-type: none"> <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>	<p>be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				underutilised previously developed land
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	0	0	<p>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.</p> <p>Optimising/mitigation measures: Opportunity for redevelopment to remediate any potential contamination</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p>	<p>Targets: maintain and enhance biodiversity.</p>	0	0	0	Previously developed site, no known ecological designations.

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	<ul style="list-style-type: none"> <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>	<p><i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>				<p>Optimising/mitigating measures:</p> <p>All housing development are require to make contribution to avoid harm to the SPA.</p>
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>  Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>Optimising/mitigating measures:  Design of development to have regard to Basingstoke Canal Conservation Area to north of site.</p>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures:  Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> </ul>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy</i></p>	0	+	+	<p>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</p>

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	<ul style="list-style-type: none"> <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>	<p>CS17.</p> <p>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).</p>				<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase</p>	+	+	+	<p>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.</p>

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existing transport infrastructure	<ul style="list-style-type: none"> <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>	<p>level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> <li>• enable local people to work near their homes?</li> <li>• ensure the timely provision of infrastructure?</li> <li>• support the implementation of BREEAM?</li> <li>• support a better match between education and local employment opportunities?</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of</p>	++	++	++	<p>Mixed-use development will bring forward significant commercial floorspace, making a significant contribution to office floorspace need within the town centre .</p> <p>The provision of new floorspace will promote generation of more jobs in the town centre.</p>

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	<ul style="list-style-type: none"> <li>• improve access to and participation in education?</li> </ul>	<p>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.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>The site would bring forward significant office floorspace, making a significant contribution to the identified need up to 2027.</p> <p>The substantial floorspace provision will have a positive impact on the Town Centre economy.</p>

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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	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.
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li>   <li>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;</li> <li>• 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;</li> <li>• Undertake feasibility study for connection to CHP network.</li> <li>• All housing development are require to make contribution to avoid harm to the SPA.</li> <li>• Opportunity for remediation measures for potential contamination from historic uses</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>	

**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**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 24 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>



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	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>Goldsworth Park Local Centre</li> <li>Within 0-10 minutes walk of Woking Town Centre</li> <li>6-10 minute walk to a primary school</li> <li>11-15 minute walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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 /</li> </ul>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core</i></p>	0	0	0	<p>The impacts are predicted to be neutral.</p> <p>Optimising/mitigation measures:  A tree survey should be undertaken to assess the value of them. Design should seek to retain existing trees where possible.</p>

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	contaminated land?	<p><i>Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid landtake of identified (including protected) habitats?</li> <li>• avoid fragmentation, and increase connectivity, of habitats?</li> <li>• avoid recreational impacts on habitats?</li> <li>• avoid adverse hydrological impacts on habitats?</li> <li>• avoid the impacts of vehicle emissions on habitats?</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition;</p>	-	0	0	<p>The site is amenity greenspace with some trees on site.</p> <p>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.</p>

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	<ul style="list-style-type: none"> <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>	majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				Contribution towards SANG and SAMM
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>	-	0	0	<p>Development will result in a loss of green infrastructure assets. This will need to be justified</p> <p>Development of this site will not have adverse impacts on natural or heritage assets.</p> <p>Optimising/mitigation measures:  The loss of amenity greenspace will need to be justified.</p> <p>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.</p>
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes.</p> <p>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.</p>

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<p>carbon technologies and renewable sources – and adapt to its impacts</p>	<p>design and occupation?</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey</i></p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>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</p>

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		<p><i>Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>				<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving Level 5 of the Code for Sustainable Homes.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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%</p>	+	+	+	<p>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.</p>

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		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.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	0	0	0	No direct relevance

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	0	0	0	No direct relevance
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing;					
Summary of Environmental Impacts & Issues	Potential loss of amenity greenspace and mature trees- this will need to be justified. Local Centre location promotes use of sustainable modes of travel;					
Summary of Economic Impacts & Issues	Residential development in a highly sustainable location will help support the creation of sustainable communities.					
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>						



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- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- 
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;
- The redevelopment of amenity greenspace and the potential loss of mature trees will need to be justified and relevant surveys undertaken/submitted.
- All housing developments are required to make 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

**SITE/0023/GLDE: Part of car park at Goldsworth Park Centre, Denton Way, Woking, GU21 3LG**

**0.28 hectare site for residential**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

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**0.28 hectare site for 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 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	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.

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<p>exclusion</p>	<ul style="list-style-type: none"> <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>	<p>social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Within Goldsworth Park Local Centre</li> <li>• Within 0-10 minutes walk of Woking Town Centre</li> <li>• 6-10 minute walk to a primary school</li> <li>• 11-15 minute walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> <li>• Located on a bus route</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p>

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						<p>The development would result in the loss of operational parking serving the Local Centre, reducing access to existing key services.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Re-provision of existing car parking to serve the Local Centre, prior to development</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site. Development will maximise the efficient use of the land.</p> <p>Optimising/mitigation measures: The loss of car parking will need to be justified.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>

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	<ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	The impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site with trees on the boundary. No ecological designation</p> <p>Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.</p> <p>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.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally</p>	0	0	0	No impact on designated landscapes or heritage assets

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	<ul style="list-style-type: none"> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>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 place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>

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	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving Level 5 of the Code for Sustainable Homes.</p> <p>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).</p> <p>Optimising/mitigating measures:</p>



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	<p>through remediation?</p> <ul style="list-style-type: none"> <li>• provide adequate wastewater and sewerage infrastructure?</li> </ul>	<p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p>	0	0	0	<p>No direct relevance</p>

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<p>quality, low impact development and education for all</p>	<p>to local residents?</p> <ul style="list-style-type: none"> <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>	<p><i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>No direct relevance</p>

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		(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).				
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**Overall Conclusions**

Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing;
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Local Centre location promotes use of sustainable modes of travel;
Summary of Economic Impacts & Issues	Minimal impact

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						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 46 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan 2013-14</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

**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**

	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	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.

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exclusion	<ul style="list-style-type: none"> <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>	<p>social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility zone</li> <li>• 0-6 minutes to nearest railway station</li> <li>• 6-10 minute walk to a primary school</li> <li>• 21-25 minute walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• 0-6 minutes to nearest railway station</li> </ul> <p>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.</p>

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						
						<p>The development would provide access to additional employment use.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site. Offices are currently underused. Development will maximise the efficient use of the site.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>

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						
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations.</p> <p>Optimising/mitigating measures:</p> <p>All housing development are require to make contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	-	-	-	<p>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.</p> <p>Optimising/mitigating measures: Design of development to have regard to Woking Town Centre Conservation Area adjacent. Where proposals should aim to enhance it.</p>



**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**

		<p>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 place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p><i>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</i></p> <p>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.</p> <p>Optimising/mitigating measures:  Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for any non-</p>

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						
						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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in</p>	0	0	0	<p>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.</p> <p>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</p>

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						
	<p>treatment?</p> <ul style="list-style-type: none"> <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>	<p>homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>any development is therefore unlikely to affect zones within neighbouring boroughs).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, particularly for this site which is located directly across the road from the bus and rail station. It would therefore promote sustainable forms of travel and reduce the need to travel..</p>
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of	<p>Would the development of the site / policy option:</p>	<p>Targets: increase employment provision and</p>	++	++	++	<p>The site is currently offices but the buildings are dated and underused. A mixed-use development on this site will bring</p>

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<p>employment and productivity, and encourage high quality, low impact development and education for all</p>	<ul style="list-style-type: none"> <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>	<p>job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				<p>forward significant, office floorspace that meets modern day standards. It would promote a significant generation of jobs within the town.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>• increase the economic benefit derived from the historic environment?</li> <li>• support start-up and local businesses?</li> <li>• support the vibrancy of the town, district</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>A mixed-use development including commercial development, would bring forward significant office floorspace that would have a positive impact on the Town Centre economy.</p>

**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**

	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).				
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**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; 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

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- 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.						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 200 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

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	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	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.



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exclusion	<ul style="list-style-type: none"> <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>	<p>social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to Woking Railway Station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would improve access to existing key</p>

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						<p>services (employment – offices and retail)</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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.</p> <p>Redevelopment will allow for mixed use scheme to be located in the most sustainable location close to various services and facilities.</p>
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**Environmental objectives: protecting and enhancing our natural, built and historic environment**

6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site. Development will maximise the efficient of previously developed land.</p>
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7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at</p>	0	0	0	<p>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</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
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	<ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations.</p> <p>Optimising/mitigating measures:</p> <p>All housing development are require to make contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally</p>	-	-	-	<p>The site is within Woking Town Centre Conservation Area. Redevelopment here will have an impact on the character of this area.</p> <p>Optimising/mitigating measures:</p> <p>Redevelopment should be sensitively designed to have regard to the conservation area setting and listed buildings in the vicinity.</p>

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	<ul style="list-style-type: none"> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>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 place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of</p>

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	Sustainable travel covered by SA15					<p>SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>

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<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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.</p>

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		proportion of new residential development within 30 minutes public transport time of key services.				
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	++	++	++	Mixed-use development will bring forward significant commercial floorspace, and promote generation of jobs.
17. Provide a range of commercial development opportunities to meet the needs of the	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace;	++	++	++	Mixed-use development would bring forward significant commercial development that will make a positive contribution to the Town Centre economy.

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<p>economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres</p>	<ul style="list-style-type: none"> <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>	<p>improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>				
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement; Positive impact on health and wellbeing;</p>
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>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.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	<p>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.</p>

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>•</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
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- 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**  
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SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	++	++	<p>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 392 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p> <p>There is an extant permission to deliver a new medical</p>

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	<ul style="list-style-type: none"> <li>• reduce health inequalities?</li> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p><i>and Performance Plan 2013-14</i></p> <p>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.</p>				<p>centre that will allow for improved access to public medical facility for local residents.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Areas of public open space/public realms should be re-provided on site</li> <li>• The fire station should be retained or relocated elsewhere within the Town Centre</li> </ul>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> <li>• help improve social inclusion?</li> <li>• support safe communities by reducing</li> </ul>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p>	+	+	+	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a</p>

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	<p>crime levels?</p> <ul style="list-style-type: none"> <li>• help reduce the fear of crime?</li> <li>• ensure the timely provision of infrastructure to support communities?</li> </ul>	<p><i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility zone</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 11-15 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• 0-6 minutes to nearest railway station</li> </ul> <p>This is a significant development within Woking Town Centre, of a significant scale in terms of the development it will deliver.</p> <p>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.</p>

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						<p>The regenerated site area will provide significant employment opportunities.</p> <p>The existing Fire Station is being relocated to another location within the Town Centre. The market has already been relocated.</p> <p>Highway improvements and car parking associated with the development will assist accessibility in the Town Centre.</p> <p>Having regard to the above, a double positive impact is expected in terms of this objective.</p>
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**Environmental objectives: protecting and enhancing our natural, built and historic environment**

6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site and redevelopment will ensure high density development comprising a mixture of uses.</p> <p>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.</p>
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7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an</p>	-	0	0	<p>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.</p> <p>Optimising/mitigation measures:</p>
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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.						
	<ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	The impact are predicted to be neutral.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	-	0	0	<p>Large Town Centre site, mainly previously developed land with small pockets of amenity greenspace with some mature trees. No known ecological designations.</p> <p>Optimising/mitigating measures: The loss of amenity greenspace will need to be justified.</p> <p>A tree survey should be undertaken to assess the value of them. Design should seek to retain existing trees where possible.</p> <p>An ecological assessment may be required.</p> <p>All housing allocations are required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p>	-	0	0	<p>The loss of amenity greenspace will need to be justified</p> <p>Development of this site will not have any direct adverse impacts on heritage assets.</p>

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	<p>heritage asset or culturally important building?</p> <ul style="list-style-type: none"> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010);</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in</p>

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	<ul style="list-style-type: none"> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	increase in sustainably constructed dwellings.				<p>surface water runoff, against the implementation of the Code for Sustainable Homes and BREEAM 'and possible connection with a CHP network.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery</i></p>	-	0	0	<p>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</p>



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		<p><i>Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>				<p>reflected in the neutral score.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	+	+	+	<p>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.</p>

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		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.				
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**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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	++	++	++	<p>Strategic site that can deliver a significant mixed-use development within the town centre. There is potential that some existing outmoded office floorspace may be lost however redevelopment provides opportunity for an overall increase in commercial floorspace, including retail, hotel and leisure and community uses and therefore would generate a significant number of jobs, in a variety of fields.</p> <p>Strategic site would make a significant contribution to new retail floorspace within the Town Centre.</p> <p>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.</p>
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**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.**

		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	++	++	++	Mixed-use development would bring forward commercial development, including retail, community facility, open space and leisure.

**Overall Conclusions**

Summary of Social Impacts & Issues	Significant positive contribution towards housing requirement; Significant positive impact on health and wellbeing; Good access to range of services and facilities
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.
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:  
 Optimising/mitigating measures:

**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	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 149 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

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.						
	<ul style="list-style-type: none"> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	+	+	+	

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.						
crime and social exclusion	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to Woking Railway Station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p>

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.						
						<p>The development would improve access to existing key services (employment – offices and retail)</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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.</p>
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be</p>	-	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>



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.						
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>an issue in the Borough.</p> <p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigation measures: Opportunity for redevelopment to remediate any potential contamination</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations.</p> <p>Optimising/mitigating measures:</p> <p>All housing development are require to make contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	-	-	-	<p>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.</p> <p>Optimising/mitigating measures: Redevelopment should be sensitively designed to have regard to the conservation area setting and listed buildings in the vicinity.</p>

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.						
		<p>parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>Design of development to achieve Code for Sustainable</p>

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.						
						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: <ul style="list-style-type: none"> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i>  Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i>  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: <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> 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 0.58 hectare site for mixed-use development to comprise residential including Affordable Housing, offices and retail.						
sustainably	<ul style="list-style-type: none"> <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>	<p>water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p>
Economic objectives: building a strong, responsive and competitive 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.						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	++	++	++	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>• increase the economic benefit derived from the historic environment?</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of</p>	++	++	++	Mixed-use development would bring forward significant commercial development that will have a positive impact on the Town Centre economy.

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centres	<ul style="list-style-type: none"> <li>• support start-up and local businesses?</li> <li>• support the vibrancy of the town, district and local centres?</li> </ul>	<p>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).</p>				
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**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; Site lies within district heating connection zone, promoting use of renewable energy infrastructure. Redevelopment would lead to remediation of any potential contamination of land.
Summary of 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.

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>•</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;</li> <li>• All new housing development required to make contribution to avoid harm to the SPA</li> <li>• Design of development to have regard to Conservation Area and listed buildings in the vicinity and their setting;</li> <li>• Undertake feasibility study for connection to CHP network</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>• Remediation of any potential contamination of land.</li> </ul>
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<b>SITE/0031/GLDE, SHLAAGE031: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN</b> <b>0.58 hectare site for mixed-use development to comprise residential including Affordable Housing, offices and retail.</b>
<ul style="list-style-type: none"><li>• Design of development to have regard to Woking Town Centre Conservation Area to listed buildings within the site boundary and in the vicinity.</li><li>• Redevelopment to meet all relevant sustainable construction and design standards set out in the Core Strategy and SPDs</li></ul>

**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.**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i>                      Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i>                      24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 67 dwellings (SHLAA, 2014).</p> <p>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, and partially within public ownership, 50% affordable housing provision would be required.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>



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	<ul style="list-style-type: none"> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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>

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<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Community provision could potentially take the form of re-provision of conference facilities.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to Woking Railway Station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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</p>

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						<p>will be reduced.</p> <p>The development would improve access to existing key services (employment – leisure and offices)</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Development would result in loss of leisure facility. The loss of this facility would need to be justified or re-provided elsewhere.</p> <p>Public realm to the north eastern tip also to be re-provided.</p> <p>Overall, the development is considered to contribute positively in terms of accessibility to services and facilities.</p> <p>Optimising/mitigation measures:</p> <ul style="list-style-type: none"> <li>• Re-provision of leisure facility</li> <li>• Re-provision of public realm</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its designation?</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light</p>	0	0	0	<p>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</p>

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	<ul style="list-style-type: none"> <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>	<p>and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>				<p>of development will neutralise any potential negative impacts</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations.</p> <p>Optimising/mitigating measures:</p> <p>All housing development are require to make contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of</p>	-	-	-	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.

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<p>cultural assets and landscapes of Woking</p>	<ul style="list-style-type: none"> <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>	<p>open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>				<p>Development of this site will not have adverse impacts on natural designated landscapes</p> <p>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.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies</i></p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p>

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	<ul style="list-style-type: none"> <li>• support the co-ordination of green infrastructure?</li> <li>• increase the capacity of the habitat to act as a carbon sink?</li> <li>• increase the resilience of the habitat to climate change impacts?</li> <li>• support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>CS9 &amp; CS22.</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey</i></p>	-	0	0	<p>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</p>

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		<p><i>Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>				<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	+	+	+	<p>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.</p>

**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 services.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	+	+	+	Mixed-use development will bring forward commercial use, and promote generation of jobs.



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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	+	+	+	Mixed-use development would bring forward commercial development.
<b>Overall Conclusions</b>						
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; Site lies within district heating connection zone, promoting use of renewable energy infrastructure.					
Summary of 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.					

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Summary of optimising/mitigating measures:

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

**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**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i>                      Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i>                      24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 14 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

**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**

	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	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/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						
exclusion	<ul style="list-style-type: none"> <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>	<p>social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 400-800m access by foot to nearest centre</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p>

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						
						<p>The development would provide access to additional employment (offices)</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of land.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> </ul>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p>	+	+	+	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

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						
quality	<ul style="list-style-type: none"> <li>• support the remediation of contaminated land?</li> <li>• reduce the risk of creating further contamination?</li> </ul>	<p><i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				<p>considered during any development/change of use of the site. A mixed use scheme will address and remediate any potential contamination issues.</p> <p>Optimising/mitigation measures: Opportunity for redevelopment to remediate any potential contamination</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations.</p> <p>Optimising/mitigating measures:</p> <p>All housing development are require to make contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p> <p>Optimising/mitigating measures: Design of development to have regard to Basingstoke Canal Conservation Area to north of site.</p>

**SITE/0028/GLDE, SHLAAGE028: King's Court, Church Street East, Woking, GU21 6HA**  
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		Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures:  Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>



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						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p>	0	0	0	<p>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.</p> <p>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).</p>

**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**

	<ul style="list-style-type: none"> <li>• facilitate water quality to be achieved through remediation?</li> <li>• provide adequate wastewater and sewerage infrastructure?</li> </ul>	<p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase</p>	++	++	++	<p>Mixed-use development will bring forward significant commercial use, and promote generation of jobs.</p>

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						
productivity, and encourage high quality, low impact development and education for all	<p>employment in the Borough?</p> <ul style="list-style-type: none"> <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>	<p>access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data);</p>	++	++	++	Mixed-use development would bring forward significant commercial development.

**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).				
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**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	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.

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> <p>All housing development are require to make contribution to avoid harm to the SPA</p> <ul style="list-style-type: none"> <li>Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;</li> <li>Design of development to have regard to Basingstoke Canal Conservation Area and its setting</li> <li>Undertake feasibility study for connection to CHP network</li> <li>Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>Opportunity for remediation measures for potential contamination from historic uses</li> </ul>	
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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						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 55 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan 2013-14</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

**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**

	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	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, 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**

<p>exclusion</p>	<ul style="list-style-type: none"> <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>	<p>social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility zone</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would provide access to employment (including re-provision of existing retail).</p>



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						
						The development would help to support existing services and facilities in the community.
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>• support the remediation of contaminated land?</li> </ul>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p>	+	+	+	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

**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**

	<ul style="list-style-type: none"> <li>• reduce the risk of creating further contamination?</li> </ul>	<p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				<p>remediate any potential contamination issues.</p> <p>Optimising/mitigation measures: Opportunity for redevelopment to remediate any potential contamination</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations.</p> <p>Optimising/mitigating measures:  All housing development are require to make contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p>

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**0.3 hectare site for mixed-use development to comprise of office and residential development, including Affordable Housing**

		Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>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</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• incorporate sustainable design and</li> </ul>	<p>Targets: increase use of locally produced resources. <i>Source: Core</i></p>	0	+	+	<p>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.</p>

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						
resources by using sustainably produced and local products	<p>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?</p> <ul style="list-style-type: none"> <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>	<p><i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>				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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable</p>

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						wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	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.
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and</i></p>	++	++	++	Mixed-use development will bring forward significant commercial floorspace, and promote generation of jobs.

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<p>development and education for all</p>	<ul style="list-style-type: none"> <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>	<p><i>Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>Mixed-use development would bring forward significant commercial development that will make a positive impact on the Town Centre economy.</p>

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		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).				
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**Overall Conclusions**

Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing; Loss of community facility.
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel; Redevelopment would lead to remediation of any potential contamination of land.
Summary of Economic Impacts & Issues	Commercial development of the site would 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.

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• 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</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>•</li> <li>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;</li> <li>• All housing development are require to make contribution to avoid harm to the SPA.</li> <li>• Undertake feasibility study for connection to CHP network.</li> <li>• Commercial uses on the lower floor</li> <li>• Remediation of any potential contamination of land from historic use of the site</li> <li>• Re-provision of existing commercial uses or justification for any loss.</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>	
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**SITE/0060/GLDE, SHLAA n/a: Griffin House, West Street, Woking, GU21 6BS**

**0.1 hectare site for offices**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	0	0	0	<p>This development would involve no housing development and therefore would not contribute to this objective.</p>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p>	0	0	0	<p>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.</p>



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	<p>open space for informal and/or formal recreation?</p>	<p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014.                      Total number of people</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility zone</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would provide access to employment (offices).</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the use of and remediation of previously developed land?</li> <li>• support higher density development and/or a mix of uses?</li> <li>• encourage the re-use of existing</li> </ul>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p>	+	+	+	<p>Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.</p>

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	<p>buildings?</p> <ul style="list-style-type: none"> <li>• result in the loss of greenfield land (including gardens)?</li> <li>• support the restoration of vacant / contaminated land?</li> </ul>	<p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	<p>Impacts are predicted to be neutral.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid landtake of identified (including protected) habitats?</li> <li>• avoid fragmentation, and increase connectivity, of habitats?</li> <li>• avoid recreational impacts on habitats?</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures: Mitigation against harm to the SPA is not usually sought for commercial development.</p>

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	<ul style="list-style-type: none"> <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>	<p>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.</p>				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>                      Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	-	-	-	<p>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.</p> <p>Optimising/mitigating measures:                      Design of development to have regard listed buildings and their setting</p>
11. Reduce the causes of climate change – particularly	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from</p>	0	0	0	<p>The commercial development would be required to achieve the energy and water components of BREEAM 'very good'.</p>

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<p>by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts</p>	<p>building stock?</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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.</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>

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		produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> <li>• be accommodated within the existing</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p>	+	+	+	<p>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.</p>

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	<p>public transport constraints?</p> <ul style="list-style-type: none"> <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>	<p>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.</p>				
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	+	+	+	<p>Development would bring forward commercial use and promote generation of jobs.</p>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	+	+	+	Provision of additional commercial floorspace to enhance the town centre economy.
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	The location of employment use in sustainable location create sustainable communities and lifestyles					
Summary of Environmental	Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel;					



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Impacts & Issues	Site lies within district heating connection zone, promoting use of renewable energy infrastructure.
Summary of 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.
Summary of optimising/mitigating measures: <ul style="list-style-type: none"><li>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use</li><li>• Design of development to have regard to listed buildings and their setting</li><li>• Undertake feasibility study for connection to CHP network</li><li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li><li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li><li>•</li><li>• Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li><li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li><li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li></ul>	

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SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	0	0	0	<p>This development would involve no housing development and therefore would not contribute to this objective.</p>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p>	0	0	0	<p>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.</p>

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	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: <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> <li>• help improve social inclusion?</li> <li>• support safe communities by reducing crime levels?</li> <li>• help reduce the fear of crime?</li> <li>• ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i>  Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	+	+	+	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: <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility zone</li> <li>• 400-800m access by foot to nearest centre (suitable walking distance)</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would provide access to employment (offices).</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the use of and remediation of previously developed land?</li> <li>• support higher density development</li> </ul>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source:</i></p>	+	+	+	<p>Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.</p>

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	<p>and/or a mix of uses?</p> <ul style="list-style-type: none"> <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>	<p><i>Core Strategy Policy CS10.</i> Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	<p>Impacts are predicted to be neutral.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid landtake of identified (including protected) habitats?</li> <li>• avoid fragmentation, and increase</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan</i></p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures:</p>

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	<p>connectivity, of habitats?</p> <ul style="list-style-type: none"> <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>	<p><i>Targets under revision).</i></p> <p>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.</p>				<p>Mitigation against harm to the SPA is not usually sought for commercial development</p>
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	-	-	-	<p>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.</p>
<p>11. Reduce the</p>	<p>Would the development of the site / policy</p>	<p>Targets: decrease in</p>	0	0	0	<p>The commercial development would be required to achieve</p>

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<p>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</p>	<p>option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>the energy and water components of BREEAM 'very good'.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>

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		<p>dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p>				
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i></p>	+	+	+	<p>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.</p>



**SITE/0063/GLDE, SHLAA n/a: Concorde House, 165 Church Street East, Woking, GU21 6HJ**

**0.1 hectare site for offices**

	<p>network?</p> <ul style="list-style-type: none"> <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>	<p><i>Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	+	+	+	<p>Development would bring forward commercial use and promote generation of jobs.</p>

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**0.1 hectare site for offices**

		<p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	+	+	+	<p>Provision of additional commercial floorspace to enhance the town centre economy.</p>
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	The location of employment use in sustainable location create sustainable communities and lifestyles					

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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.
Summary of 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.
Summary of optimising/mitigating measures: <ul style="list-style-type: none"><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>•</li><li>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;</li><li>• Careful design of development to have regard to listed building adjacent;</li><li>• Undertake feasibility study for connection to CHP network</li><li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li><li>• Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li><li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li><li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li></ul>	

**SITE/0067/GLDE, SHLAA n/a: Synergy House, 8 Church Street West, Woking, GU21 6DJ**

**0.02 hectare site for offices**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
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: <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i>  Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	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: <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> <li>• improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i>	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.

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	<p>open space for informal and/or formal recreation?</p>	<p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility zone</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 11-15 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would provide access to employment (offices).</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the use of and remediation of previously developed land?</li> <li>• support higher density development and/or a mix of uses?</li> <li>• encourage the re-use of existing</li> </ul>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p>	+	+	+	<p>Site is an existing brownfield site with very low density development compared with its surroundings.</p> <p>The redevelopment of this site offers the opportunity for a higher density development to maximise the efficient use of PDL land.</p>

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	<p>buildings?</p> <ul style="list-style-type: none"> <li>• result in the loss of greenfield land (including gardens)?</li> <li>• support the restoration of vacant / contaminated land?</li> </ul>	<p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	<p>Impacts are predicted to be neutral.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid landtake of identified (including protected) habitats?</li> <li>• avoid fragmentation, and increase connectivity, of habitats?</li> <li>• avoid recreational impacts on habitats?</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures: Mitigation against harm to the SPA is not usually sought for commercial development.</p>

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	<ul style="list-style-type: none"> <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>	<p>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.</p>				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>                      Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from</p>	0	0	0	The commercial development would be required to achieve the energy and water components of BREEAM 'very good'.



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<p>by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts</p>	<p>building stock?</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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.</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>

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		produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> <li>• be accommodated within the existing</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p>	+	+	+	<p>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.</p>

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	<p>public transport constraints?</p> <ul style="list-style-type: none"> <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>	<p>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.</p>				
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	+	+	+	<p>Development would bring forward commercial use and promote generation of jobs.</p>

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**0.02 hectare site for offices**

		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	+	+	+	Provision of additional commercial floorspace to enhance the town centre economy.
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	The location of employment use in sustainable location create sustainable communities and lifestyles					
Summary of Environmental	Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel;					

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**0.02 hectare site for offices**

Impacts & Issues	Site lies within district heating connection zone, promoting use of renewable energy infrastructure.
Summary of 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.
Summary of optimising/mitigating measures: <ul style="list-style-type: none"><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>•</li><li>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;</li><li>• Undertake feasibility study for connection to CHP network</li><li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li><li>• Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li><li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li><li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li></ul>	

**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**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i>                      Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i>                      24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 125 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise.</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing by providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

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	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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 Deprivation (IMD, 2010) does not identify any

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<p>crime and social exclusion</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility zone</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 11-15 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> </ul> <p>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.</p> <p>The existing site comprises a mix of commercial floorspace,</p>



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						<p>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.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>The accessibility of the site's location is considered to outweigh the potential for a net reduction in employment floorspace.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Relocation of existing community facility</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Comments:</p> <p>Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.</p> <p>.</p> <p>Optimising/mitigating measures:</p> <p>Remediation of land, if required.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>affect an existing AQMA or lead to its designation?</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light</p>	0	0	0	<p>Comments:</p> <p>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</p>

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	<ul style="list-style-type: none"> <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>	<p>and noise pollution.  <i>Source: Core Strategy Objective</i></p> <p>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.</p>				<p>subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts</p> <p>Optimising/mitigation measures:  Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.  <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigating measures:  Remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity.  <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no ecological designation</p> <p>Comments:  All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>  Improved provision of open space. <i>Source:</i></p>	0	0	0	<p>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.</p>

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landscapes of Woking	<p>assets and their settings?</p> <ul style="list-style-type: none"> <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>	<p><i>Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>				<p>Development of this site will not have adverse impacts on natural or heritage assets.</p> <p>Optimising/mitigating measures:            Design of development to have regard to this prominent position and vibrancy at ground floor level.</p> <p>Design should also have regard to the overall townscape in terms of building heights.</p>
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in</p>

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	<ul style="list-style-type: none"> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p>	-	0	0	<p>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.</p>

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		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: <ul style="list-style-type: none"> <li>• support the improvement of water quality?</li> <li>• support the efficient use of water resources?</li> <li>• operate within the existing capacities for water supply and wastewater treatment?</li> <li>• prevent water resource pollution?</li> <li>• facilitate water quality to be achieved through remediation?</li> <li>• provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i>  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: <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> <li>• be accommodated within the existing public transport constraints?</li> <li>• lead to development within a main town, district or local centre?</li> <li>• improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i>  Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town	+	+	+	Site lies within Town Centre and promotes sustainable forms of travel.  The allocated site is within walking distance of Woking Railway Station, Woking Primary Shopping Area and several key services and facilities. It is also within the Woking Town Centre High Accessibility Zone. Development will reduce the need to travel.  Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

**SITE/0080/GLDE, 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**

		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.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	++	++	++	<p>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.</p>
17. Provide a range	Would the development of the site / policy	Targets: increase in	++	++	++	

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<p>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</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>				<p>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.</p>
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement; Positive impact on health and wellbeing.</p>
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>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.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	<p>Commercial and retail development of the site would significantly encourage provision of jobs accessible to local residents; Commercial and retail development of the site would significantly provide for the needs of business in urban areas; Development would support and enhance the economy of the Town Centre.</p>
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>•</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> </ul>	

**SITE/0080/GLDE, SHLAAGE066: 30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT**  
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- 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



**SITE/0075/GLDE, SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD**

**0.15 hectare site for offices**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	0	0	0	<p>This development would involve no housing development and therefore would not contribute to this objective.</p>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p>	0	0	0	<p>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.</p>

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**0.15 hectare site for offices**

	<p>open space for informal and/or formal recreation?</p>	<p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility zone</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 11-15 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would provide access to employment (offices).</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the use of and remediation of previously developed land?</li> <li>• support higher density development and/or a mix of uses?</li> <li>• encourage the re-use of existing</li> </ul>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p>	+	+	+	<p>Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.</p>

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	<p>buildings?</p> <ul style="list-style-type: none"> <li>• result in the loss of greenfield land (including gardens)?</li> <li>• support the restoration of vacant / contaminated land?</li> </ul>	<p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	<p>Impacts are predicted to be neutral.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid landtake of identified (including protected) habitats?</li> <li>• avoid fragmentation, and increase connectivity, of habitats?</li> <li>• avoid recreational impacts on habitats?</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures: Mitigation against harm to the SPA is not usually sought for commercial development.</p>

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	<ul style="list-style-type: none"> <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>	<p>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.</p>				
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>                      Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	0	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p>
<p>11. Reduce the causes of climate change – particularly</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from</p>	0	0	0	<p>The commercial development would be required to achieve the energy and water components of BREEAM 'very good'.</p>

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<p>by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts</p>	<p>building stock?</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>

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		produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> <li>• be accommodated within the existing</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p>	+	+	+	<p>Site lies within Town Centre, close to a range of services and facilities. Therefore it reduces the need to travel.</p> <p>Public transport is also highly accessible in the centre therefore it promotes sustainable forms of travel and reduce the need to travel.</p>

**SITE/0075/GLDE, SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD**

**0.15 hectare site for offices**

	<p>public transport constraints?</p> <ul style="list-style-type: none"> <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>	<p>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.</p>				
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>Development would bring forward significant commercial use and promote generation of jobs.</p>



**SITE/0075/GLDE, SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD**

**0.15 hectare site for offices**

		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	++	++	++	Provision of significant additional commercial floorspace to enhance the town centre economy.
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	Positive impact on health and wellbeing; The location of employment use in sustainable location create sustainable communities and lifestyles					
Summary of Environmental	Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel;					

**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 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: Optimising/mitigating measures: <ul style="list-style-type: none"><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>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;</li><li>• Undertake feasibility study for connection to CHP network</li><li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li><li>• Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li><li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li><li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li></ul>	

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	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: supporting strong, vibrant and healthy communities						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 14 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise.</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

**SITE/0019/GLDE, SHLAAGE076: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ**  
**0.26 hectare site for offices and residential including Affordable Housing**

	<ul style="list-style-type: none"> <li>• reduce health inequalities?</li> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	0	0	0	Indices of Deprivation (IMD, 2010) does not identify any

**SITE/0019/GLDE, SHLAAGE076: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ**

**0.26 hectare site for offices and residential including Affordable Housing**

<p>crime and social exclusion</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility zone</li> <li>• 0-6 minutes to nearest railway station</li> <li>• 6-10 minute walk to a primary school</li> <li>• 6-10 minute walk to a secondary school</li> <li>• 11-15 minutes walk to a GP</li> <li>• 0-6 minutes to nearest railway station</li> </ul> <p>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.</p>

SITE/0019/GLDE, SHLAAGE076: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ 0.26 hectare site for offices and residential including Affordable Housing						
						<p>The development would provide access to employment (offices).</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> </ul>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p>	+	+	+	<p>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</p>

SITE/0019/GLDE, SHLAAGE076: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ 0.26 hectare site for offices and residential including Affordable Housing						
quality	<ul style="list-style-type: none"> <li>• support the remediation of contaminated land?</li> <li>• reduce the risk of creating further contamination?</li> </ul>	<p><i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				<p>considered during any development/change of use of the site. An intensification of existing use is unlikely significantly affect this.</p> <p>Optimising/mitigation measures: Opportunity for redevelopment to remediate any potential contamination</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures:</p> <p>All housing allocations are required to make contribution to avoid harm to the SPA (Policy CS8)</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development to have regard to Basingstoke Canal Conservation Area to north of site.</p>

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		<p>quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>



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						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p>	0	0	0	<p>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.</p> <p>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).</p>

**SITE/0019/GLDE, SHLAAGE076: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ**  
**0.26 hectare site for offices and residential including Affordable Housing**

	<ul style="list-style-type: none"> <li>• facilitate water quality to be achieved through remediation?</li> <li>• provide adequate wastewater and sewerage infrastructure?</li> </ul>	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>Site lies within Town Centre, close to a range of services and facilities. Therefore it reduces the need to travel.</p> <p>Public transport is also highly accessible in the centre therefore it promotes sustainable forms of travel and reduce the need to travel.</p>
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and	++	++	++	<p>Development will bring forward significant additional commercial floorspace to meet the need within the Town Centre by 2027.</p> <p>The site will promote a significant generation of jobs.</p>

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**0.26 hectare site for offices and residential including Affordable Housing**

<p>encourage high quality, low impact development and education for all</p>	<ul style="list-style-type: none"> <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>	<p>participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>Development would bring forward significant additional commercial floorspace that will boost the economy of the town centre.</p>

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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 Environmental Impacts & Issues	Efficient use of brownfield land, Redevelopment offers potential to remediate 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	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
  - 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

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						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 18 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan</p>	+	+	+	<p>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.</p> <p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p>

**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**

	<ul style="list-style-type: none"> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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>

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<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• Within 0-10 minutes walk of Woking Railway Station</li> <li>• 6-10 minute walk to a primary school</li> <li>• 21-25 minute walk to a secondary school</li> <li>• 6-10 minute walk to a GP</li> <li>• Within 250m of cycle route and public footpath</li> <li>• Within 250m of bus services and bus stops</li> </ul> <p>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.</p>

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						<p>The development would provide access to employment (retail). The existing business on site would need to relocate or form part of the redevelopment.</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigation measures: Promote public transport, walking and cycling.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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</p> <p>The loss of the existing land use could result in a decrease of traffic and a local improvement to local air quality.</p> <p>Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and	<p>Would the development of the site / policy option:</p>	<p>Targets: reduce land contamination and avoid</p>	+	+	+	<p>Development could potentially remediate potential historic contamination of the site. Due to current land use,</p>



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safeguard agricultural soil quality	<ul style="list-style-type: none"> <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>	<p>development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				<p>investigations would need to be carried out to determine the extent of any land contamination.</p> <p>Optimising/mitigation measures: Further investigation into land contamination is required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures:</p> <p>All housing allocations are required to make contribution to avoid harm to the SPA (Policy CS8)</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	-	-	-	<p>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.</p> <p>Development of this site will not have adverse impacts on natural assets.</p> <p>Optimising/mitigating measures: Design to have regard to locally listed assets.</p>

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		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 place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>

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<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i>  All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>Optimising/mitigating measures:  Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the improvement of water quality?</li> <li>• support the efficient use of water resources?</li> <li>• operate within the existing capacities for water supply and wastewater treatment?</li> <li>• prevent water resource pollution?</li> <li>• facilitate water quality to be achieved through remediation?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i>  Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures:</p>

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	<ul style="list-style-type: none"> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	<p>Borough remains poor/moderate; consumption of water remains high.</p>				<p>Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and</i></p>	+	+	+	<p>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.</p> <p>A mixed use development will enable local people to live</p>

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<p>development and education for all</p>	<ul style="list-style-type: none"> <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>	<p><i>Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				<p>near places of work and help to reduce the need to travel.</p> <p>Optimising/mitigating measures: Relocation of existing employment/jobs</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Mixed-use development would bring forward retail development within Woking Town Centre that would support a vibrant town centre and local economy.</p>

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		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).				
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**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	Retail development of the site would encourage provision of jobs accessible to local residents; Retail development of the site would support and enhance the economy of the Town Centre; Existing employment/jobs could be lost.

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>• All housing allocations are required to make contribution to avoid harm to the SPA (CS8)</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Further investigation into land contamination is required</li> <li>• Design to have regard to locally listed assets</li> <li>• Opportunities to optimise use of sustainable transport</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Relocation of existing employment/jobs</li> </ul>	
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SITE/0072/GLDE, SHLAAGE061: Spectrum House, 56 Goldsworth Road, Woking, GU21 6LE						
0.78 hectare site for mixed-use development to comprise of offices and residential including Affordable Housing						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 12 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan 2013-14</p>	+	+	+	<p>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.</p> <p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p>

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	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: <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> <li>• help improve social inclusion?</li> <li>• support safe communities by reducing crime levels?</li> <li>• help reduce the fear of crime?</li> <li>• ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i>  Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	+	+	+	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: <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime</li> </ul>



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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>Woking Town Centre</li> <li>0-10 minutes walk of Woking Railway Station</li> <li>6-10 minute walk to a primary school</li> <li>21-25 minute walk to a secondary school</li> <li>6-10 minute walk to a GP</li> <li>Within 250m of cycle route and public footpath</li> <li>Within 250m of bus services and bus stops</li> </ul> <p>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.</p> <p>The development would provide access to employment (offices).</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy</i></p>	+	+	+	<p>Site is an existing brownfield site and would further intensify the existing land uses. Development will maximise the efficient use of previously developed land.</p>

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	<ul style="list-style-type: none"> <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>	<p>CS10. Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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</p> <p>Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	<p>Impacts are predicted to be neutral.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures: All housing allocations are required to make a contribution to</p>

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	<ul style="list-style-type: none"> <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>	<p>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.</p>				<p>avoid harm to the SPA.</p>
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>                      Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Development of this site will not have adverse impacts on natural assets.</p> <p>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.</p> <p>Optimising/mitigating measures:                      Design to have regard to locally listed assets.</p>
<p>11. Reduce the causes of climate</p>	<p>Would the development of the site / policy option:</p>	<p>Targets: decrease in carbon emissions and</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for</p>

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<p>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</p>	<ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i>                  Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i>                  Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures:                  Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>• support use of materials and aggregates from nearby sources?</li> <li>• support lifestyles compatible with the</li> </ul>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i>                  All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>

SITE/0072/GLDE, SHLAAGE061: Spectrum House, 56 Goldsworth Road, Woking, GU21 6LE 0.78 hectare site for mixed-use development to comprise of offices and residential including Affordable Housing						
	<p>objectives of sustainability?</p> <ul style="list-style-type: none"> <li>provide land for allotments?</li> </ul>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus	+	+	+	Site lies within Woking Town Centre and promotes sustainable forms of travel. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.

**SITE/0072/GLDE, SHLAAGE061: Spectrum House, 56 Goldsworth Road, Woking, GU21 6LE**  
**0.78 hectare site for mixed-use development to comprise of offices and residential including Affordable Housing**

	<ul style="list-style-type: none"> <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>	<p>patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>				
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**Economic objectives: building a strong, responsive and competitive economy**

<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	+	+	+	<p>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.</p> <p>A mixed use development will enable local people to live near places of work and help to reduce the need to travel.</p> <p>The commercial element of the development will support the provision of BREEAM very good standard.</p>
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**SITE/0072/GLDE, SHLAAGE061: Spectrum House, 56 Goldsworth Road, Woking, GU21 6LE**  
**0.78 hectare site for mixed-use development to comprise of offices and residential including Affordable Housing**

		<p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	+	+	+	<p>Mixed-use development would bring forward high quality commercial development within Woking Town Centre that would support a vibrant town centre and local economy.</p>

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**0.78 hectare site for mixed-use development to comprise of offices and residential including Affordable Housing**

**Overall Conclusions**

Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing;
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	Commercial development of the site would encourage provision of jobs accessible to local 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.

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• All housing development required to make a contribution to avoid harm to the SPA (Policy CS8)</li> <li>• Undertake feasibility study for connection to CHP network</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>•</li> <li>• Design to have regard to locally listed assets</li> <li>• Opportunities to optimise use of sustainable transport</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>	
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SITE/0078/GLDE, SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ 0.4 hectare mixed use development to comprise of residential including Affordable Housing and community facilities						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 78 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan 2013-14</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing by providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

**SITE/0078/GLDE, SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ  
0.4 hectare mixed use development to comprise of residential including Affordable Housing and community facilities**

	<p>open space for informal and/or formal recreation?</p>	<p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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>

SITE/0078/GLDE, SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ 0.4 hectare mixed use development to comprise of residential including Affordable Housing and community facilities						
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• 0-10 minutes walk of Woking Railway Station</li> <li>• 6-10 minute walk to a primary school</li> <li>• 16-20 minute walk to a secondary school</li> <li>• 6-10 minute walk to a GP</li> </ul> <p>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.</p> <p>Development would provide a larger church facility, it would</p>

SITE/0078/GLDE, SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ 0.4 hectare mixed use development to comprise of residential including Affordable Housing and community facilities						
						therefore help to support the provision of religious cultural uses.  The development would help to support existing services and facilities in the community.
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Comments: Site is an existing brownfield site. Opportunity to make significantly more efficient use of this site. Site lies in High Density Residential Area.</p> <p>Optimising/mitigating measures:</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures:</p>
8. Reduce land contamination and safeguard agricultural soil	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> </ul>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p>	0	0	0	<p>Impacts are predicted to be neutral.</p> <p>Optimising/mitigating measures:</p>

SITE/0078/GLDE, SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ 0.4 hectare mixed use development to comprise of residential including Affordable Housing and community facilities						
quality	<ul style="list-style-type: none"> <li>• support the remediation of contaminated land?</li> <li>• reduce the risk of creating further contamination?</li> </ul>	<p><i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	-	0	0	<p>Mainly previously developed site with garden and mature trees to the front. There are no ecological designations.</p> <p>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).</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	-	-	-	<p>Site is adjacent to locally listed buildings. Subject to suitable design, adverse impact should be mitigated.</p> <p>Optimising/mitigating measures: Design of development to have regard to this prominent corner site.</p> <p>Design to consider impact on setting of adjacent locally listed building.</p> <p>Design should also have regard to overall townscape in terms of building heights.</p>

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0.4 hectare mixed use development to comprise of residential including Affordable Housing and community facilities**

		Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>

SITE/0078/GLDE, SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ 0.4 hectare mixed use development to comprise of residential including Affordable Housing and community facilities						
						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p>	0	0	0	<p>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.</p> <p>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).</p>

SITE/0078/GLDE, SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ 0.4 hectare mixed use development to comprise of residential including Affordable Housing and community facilities						
	<p>through remediation?</p> <ul style="list-style-type: none"> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	<p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>Comments:</p> <p>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.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p>	0	0	0	<p>No direct relevance</p>



SITE/0078/GLDE, SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ 0.4 hectare mixed use development to comprise of residential including Affordable Housing and community facilities						
quality, low impact development and education for all	<p>to local residents?</p> <ul style="list-style-type: none"> <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>	<p><i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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.</p> <p>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).</p>				
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey</p>	0	0	0	No direct relevance

**SITE/0078/GLDE, SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ  
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(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

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 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

SITE/0088/GLDE, SHLAAGE074: Former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ 0.03 hectare site for residential use, including Affordable Housing						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: <i>Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. Source: <i>Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: <i>Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 33 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: <i>Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

**SITE/0088/GLDE, SHLAAGE074: Former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ**  
**0.03 hectare site for residential use, including Affordable Housing**

	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	0	0	0	Indices of Deprivation (IMD, 2010) does not identify any

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<p>crime and social exclusion</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone</li> <li>• 6-10 minute walk to a primary school</li> <li>• 21-25 minute walk to a secondary school</li> <li>• 6-10 minute walk to a GP</li> <li>• 10-20 minutes walk of Woking Railway Station</li> </ul> <p>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.</p> <p>The development would help to support existing services and</p>

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						<p>facilities in the community.</p> <p>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.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Comments:</p> <p>Site is an existing brownfield site. Opportunity to make more efficient use of this site. Opportunity for regenerative effect.</p> <p>Optimising/mitigating measures:</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures:</p>
8. Reduce land contamination and safeguard	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid development on Agricultural Land</li> </ul>	<p>Targets: reduce land contamination and avoid development on Grade 1,</p>	0	0	0	<p>Impacts are predicted to be neutral.</p> <p>Optimising/mitigating measures:</p>

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agricultural soil quality	<ul style="list-style-type: none"> <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>	<p>2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures:</p> <p>All housing allocations are required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	<p>Comments:</p> <p>Development of this site will not have adverse impacts on natural or heritage assets.</p> <p>Opportunity for regenerative effect in street-scene terms.</p> <p>Subject to suitable design, no adverse impact on adjacent statutory listed building.</p> <p>Optimising/mitigating measures:</p> <p>Design of development to have regard to this corner site.</p> <p>Design to consider impact on setting of adjacent locally listed building.</p>

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**0.03 hectare site for residential use, including Affordable Housing**

		quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable</li> </ul>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have</p>	0	+	+	<p>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</p>



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and local products	<p>the incorporation of a proportion of recycled or secondary aggregates in new projects?</p> <ul style="list-style-type: none"> <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>	<p>access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>				<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage	<p>Would the development of the site / policy option:</p>	<p>Targets: decrease travel by car; decrease need to</p>	+	+	+	<p>Comments:</p>

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<p>safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<ul style="list-style-type: none"> <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>	<p>travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>				<p>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.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> <li>• enable local people to work near their homes?</li> <li>• ensure the timely provision of infrastructure?</li> <li>• support the implementation of BREEAM?</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>Trends: gradually increasing economically</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Comments: Loss of public house related employment would be mitigated by ground floor retail provision.</p> <p>Optimising/mitigating measures:</p>

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	<ul style="list-style-type: none"> <li>• support a better match between education and local employment opportunities?</li> <li>• improve access to and participation in education?</li> </ul>	<p>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.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	0	0	0	<p>Comments:</p> <p>Loss of public house related employment would be mitigated by ground floor retail provision.</p> <p>Redevelopment would support vibrancy of the Town Centre.</p> <p>Optimising/mitigating measures:</p>

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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.
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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.
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Summary of Economic Impacts & Issues	
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- 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
  - 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	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 55 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

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	<ul style="list-style-type: none"> <li>• reduce health inequalities?</li> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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>
<p>4. Reduce poverty,</p>	<p>Would the development of the site / policy</p>	<p>Targets: Decrease</p>	+	+	+	<p>Indices of Deprivation (IMD, 2010) does not identify any</p>

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<p>crime and social exclusion</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone</li> <li>• 11-15 minute walk to a primary school</li> <li>• 21-25 minute walk to a secondary school</li> <li>• 6-10 minute walk to a GP</li> <li>• 0-10 minutes walk of Woking Railway Station</li> </ul> <p>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.</p>

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						<p>The development would provide access to re-provided and potentially additional employment (offices and retail) floorspace.</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Comments:</p> <p>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.</p> <p>Optimising/mitigating measures:</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures:</p> <p>Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard	<p>Would the development of the site / policy option:</p>	<p>Targets: reduce land contamination and avoid development on Grade 1,</p>	0	0	0	<p>Impacts are predicted to be neutral.</p> <p>Optimising/mitigating measures:</p>



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agricultural soil quality	<ul style="list-style-type: none"> <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>	<p>2 or 3a agricultural land.  <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity.  <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures:</p> <p>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).</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>  Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	<p>Comments:  Development of this site will not have adverse impacts on natural or heritage assets.</p> <p>Optimising/mitigating measures:  Design of development to have regard to this prominent corner position and vibrancy at ground floor level.</p> <p>Design should also have regard to the overall townscape in terms of building heights.</p>

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		<p>quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.</p> <p><i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures:          Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>

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						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i>  All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures:  Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the improvement of water quality?</li> <li>• support the efficient use of water resources?</li> <li>• operate within the existing capacities for water supply and wastewater treatment?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i>  Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p>	0	0	0	<p>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.</p> <p>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).</p>

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	<ul style="list-style-type: none"> <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>	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>Comments: Site lies within Town Centre and promotes sustainable forms of travel. The site is well served by public transport, with several frequent bus services and Woking Railway Station within a short walking distance. It is adjacent to the Woking Town Centre Primary Shopping Area and is within the Woking Town Centre High Accessibility Zone. Development will reduce the need to travel.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> </ul>	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

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<p>encourage high quality, low impact development and education for all</p>	<ul style="list-style-type: none"> <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>	<p>participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				<p>mix of uses, supporting the local economy and vibrancy of the Town Centre.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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.</p>

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		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).				
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**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; Site lies within district heating connection zone, promoting use of renewable energy infrastructure.
Summary of Economic Impacts & Issues	Commercial and retail development of the site would encourage provision of jobs accessible to local residents; Commercial and 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.

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• All new housing to make contribution towards mitigation of the SPA</li> <li>• Design should also have regard to the overall townscape in terms of building heights</li> <li>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use</li> <li>• Design of development to have regard to this prominent corner position and vibrancy at ground floor level</li> <li>• Undertake feasibility study for connection to CHP network</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>	
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SITE/0010/GLDE, SHLAAGE010: Poole Road Industrial Estate, Woking, GU21 6EE 2.02 hectare site for offices, warehousing and a new Energy Station						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: supporting strong, vibrant and healthy communities						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan</p>	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.

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	<ul style="list-style-type: none"> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>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.</p> <p>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p>



SITE/0010/GLDE, SHLAAGE010: Poole Road Industrial Estate, Woking, GU21 6EE 2.02 hectare site for offices, warehousing and a new Energy Station						
						<ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p>	0	0	0	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>Adjacent to the Town Centre</li> <li>0-10min distance to Woking town centre</li> <li>800-1200m access by foot to nearest centre</li> <li>0-10 minutes to nearest railway station</li> </ul>

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	<p>including education, employment, recreation, health, community services, cultural assets, historic environment?</p> <ul style="list-style-type: none"> <li>• help support existing community facilities?</li> <li>• help support the provision of religious cultural uses?</li> </ul>	<p>Trends: increased accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> <li>• 6-10 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• within 250m of public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p><b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b></p>						
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p>	+	+	+	<p>Comments:</p> <p>Site is an existing brownfield site.</p> <p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p> <p>Opportunity for the site could come forward for development as part of any future development of the adjacent Goldsworth Arms Public House.</p>

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		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	-	0	0	<p>The site adjoins the Town Centre boundary. Site will help promote sustainable modes of transport by staff travel plan and other measures: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. In the short term movement of vehicles to service the warehousing operations could cause noise pollution. Development will also be exposed to noise from the adjacent railway line. However, The beneficial impacts of development and the proposed mitigation measures will neutralise any potential negative impacts in the medium to long term.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p> <p>Noise attenuation measures to address adjacent railway line and any other adjacent noise generators.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid landtake of identified (including protected) habitats?</li> <li>• avoid fragmentation, and increase connectivity, of habitats?</li> <li>• avoid recreational impacts on habitats?</li> <li>• avoid adverse hydrological impacts on habitats?</li> <li>• avoid the impacts of vehicle emissions on habitats?</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition;</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures: Mitigation against harm to the SPA is not usually sought for commercial development</p>

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**2.02 hectare site for offices, warehousing and a new Energy Station**

	<ul style="list-style-type: none"> <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>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>  Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>Design to have regard to adjacent building heights.</p> <p>Design to seek to enhance the gateway into the Town Centre from the west, by addressing the site corner to Goldsworth Road.</p>
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p>	0	0	0	<p>The commercial development would be required to achieve the energy and water components of BREEAM 'very good'.</p> <p>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.</p>

**SITE/0010/GLDE, SHLAAGE010: Poole Road Industrial Estate, Woking, GU21 6EE**

**2.02 hectare site for offices, warehousing and a new Energy Station**

<p>carbon technologies and renewable sources – and adapt to its impacts</p>	<p>design and occupation?</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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).</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network/creation of new CHP energy station</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>

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

		incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core</i></p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>

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

	<ul style="list-style-type: none"> <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>	<p><i>Strategy Policy CS18.</i></p> <p>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.</p>				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	0	0	0	<p>Comments:</p> <p>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).</p> <p>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.</p> <p>Overall neutral impact in terms of this objective.</p> <p>Optimising/mitigating measures:</p>

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

		<p>than regional and national levels.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	0	0	0	<p>Comments:</p> <p>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).</p> <p>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.</p> <p>Overall neutral impact in terms of this objective.</p> <p>Optimising/mitigating measures:</p>
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	Significant positive contribution towards housing requirement; Positive impact on health and wellbeing.					



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

Summary of Environmental Impacts & Issues	Efficient use of brownfield land and opportunity to remediate land; Location adjoining Town Centre promotes use of sustainable modes of travel; 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 Economic Impacts & Issues	Commercial development of the site would significantly encourage provision of jobs accessible to local residents; Commercial development of the site would significantly 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: <ul style="list-style-type: none"><li><del>• 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</del></li><li><del>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</del></li><li><del>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</del></li><li>• Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li><li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li><li>•</li><li>• Remediation of land, if required;</li><li>• Opportunity for the site could come forward for development as part of any future development of the adjacent Goldsworth Arms Public House;</li><li>• Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport;</li><li>• Noise attenuation measures to address adjacent railway line and any other adjacent noise generators;</li><li>• Comprehensive master planning of the estate to ensure no overall loss of employment land whilst maximising efficient use of this highly sustainable location;</li><li>• Design to have regard to adjacent building heights;</li><li>• Design to seek to enhance the gateway into the Town Centre from the west, by addressing the site corner to Goldsworth Road;</li><li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li><li>• Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li><li>• Undertake feasibility study for connection to CHP network/creation of new CHP energy station</li><li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li><li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li></ul>	

## Goldsworth West Ward Site Allocations

### Scoring System:

++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	-- Very negative impact	Effect depends on how allocation implemented	? Uncertain
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## Horsell West Ward Site Allocations

Scoring System:

++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	-- Very negative impact	! Effect depends on how allocation implemented	? Uncertain
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<b>SITE/0038/HRLW, SHLAAGE019a: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ</b>						
<b>0.9 hectare site for residential including Affordable Housing</b>						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
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: <ul style="list-style-type: none"> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i>  Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	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: <ul style="list-style-type: none"> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>Potential for site to provide homes for older people</li> </ul>
2. Facilitate the	Would the development of the site / policy	Targets: increased life	+	+	+	Development will bring about positive impact on health and

**SITE/0038/HRLW, SHLAAGE019a: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ**

**0.9 hectare site for residential including Affordable Housing**

<p>improved health and wellbeing of the population and reduce inequalities in health</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>wellbeing by providing decent homes.</p> <p>Location adjacent existing recreation space at Horsell Moor (a protected urban open space).</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the development would have to take into</li> </ul>

SITE/0038/HRLW, SHLAAGE019a: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ 0.9 hectare site for residential including Affordable Housing						
						<p>account SuDS and provide suitable surface and foul water drainage</p> <ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p>	-	-	-	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>800-1200m access by foot to nearest centre</li> <li>0-1333m access by bicycle to nearest centre</li> <li>10-20 min distance to Woking town centre</li> <li>0-10 minutes to nearest railway station</li> </ul>

**SITE/0038/HRLW, SHLAAGE019a: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ**

**0.9 hectare site for residential including Affordable Housing**

	<p>including education, employment, recreation, health, community services, cultural assets, historic environment?</p> <ul style="list-style-type: none"> <li>• help support existing community facilities?</li> <li>• help support the provision of religious cultural uses?</li> </ul>	<p>Trends: increased accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 0-5 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Development on the site would result in the loss of employment (retail) floorspace, although this does not serve the everyday needs of the community.</p> <p>Site within Fibre Cable Consultation Zone.</p> <p>Overall, a negative impact in terms of this objective.</p> <p>Optimising/mitigation measures:</p> <ul style="list-style-type: none"> <li>• Design to address presence of fibre cables</li> <li>• Improve access to key services and facilities</li> </ul>
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**Environmental objectives: protecting and enhancing our natural, built and historic environment**

<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Comments:</p> <p>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).</p> <p>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.</p> <p>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.</p>
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SITE/0038/HRLW, SHLAAGE019a: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ 0.9 hectare site for residential including Affordable Housing						
		exceeded.				Optimising/mitigating measures: Remediation of land, if required.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid landtake of identified (including protected) habitats?</li> <li>• avoid fragmentation, and increase connectivity, of habitats?</li> <li>• avoid recreational impacts on habitats?</li> <li>• avoid adverse hydrological impacts on habitats?</li> <li>• avoid the impacts of vehicle emissions on habitats?</li> <li>• avoid the impact of light on habitats?</li> <li>• preserve and protect existing habitats?</li> <li>• provide opportunities for enhancement</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigating measures:</p> <p>All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p> <p>Site lies close to Basingstoke Canal (a Site of Nature Conservation Importance), however separated from this by Lockfield Drive.</p> <p>Location close to existing recreation space at Horsell Moor (a protected urban open space).</p>

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	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>                      Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	0	0	0	<p>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.</p> <p>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.</p>
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i>                      Dwellings to meet energy and water categories of Code Level 4. <i>Source:</i></p>	0	0	0	<p>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.</p> <p>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.</p>



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to its impacts	<ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p><i>Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery</i></p>	-	0	0	<p>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</p>

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		<p><i>Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>				<p>reflected in the neutral score.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car.</p>

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		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.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	-	-	-	Development would result in the loss of an existing employment retail site. The loss will need to be justified

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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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>population (2012/13).</p> <p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	-	-	-	Development would result in the loss of an existing employment retail site. The loss will need to be justified
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	<p>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.</p>					
Summary of Environmental Impacts & Issues	<p>Efficient use of brownfield land and development will offer opportunity remediation; Location promotes use of sustainable modes of travel;</p>					
Summary of Economic Impacts & Issues	<p>Loss of an existing employment retail site.</p>					
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>						

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- 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	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i>            Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i>            24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 16 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Potential for site to provide homes for older people</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing by providing decent homes.</p> <p>Location adjacent existing recreation space at Horsell Moor (a protected urban open space).</p>

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**0.21 hectare site for residential including Affordable Housing**

	<ul style="list-style-type: none"> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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>

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<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• 800-1200m access by foot to nearest centre</li> <li>• 0-1333m access by bicycle to nearest centre</li> <li>• 10-20 min distance to Woking town centre</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 0-5 minutes walk to a GP</li> </ul> <p>The site is outside of the Town Centre and is beyond suitable walking distance (0-800m) of key services and facilities</p>



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						<p>therein. The need to travel to access services and facilities would not be reduced.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Development would result in loss of a retail use (laundry) serving day to day needs.</p> <p>Overall, a negative impact in terms of this objective.</p> <p>Optimising/mitigation measures:</p> <ul style="list-style-type: none"> <li>Improve access to key services and facilities</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Comments:</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an</p>	0	0	0	<p>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.</p> <p>Optimising/mitigating measures:</p>

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	<ul style="list-style-type: none"> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	<p>air quality "hot spot" at Constitution Hill area.  Light pollution is not currently considered to be an issue in the Borough.</p>				
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.  <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:  Remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity.  <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigating measures:  All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p> <p>Location close to existing recreation space at Horsell Moor (a protected urban open space).</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>  Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets</p>	0	0	0	<p>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..</p> <p>This is a prominent corner site, positive opportunity to improve the street-scene through a sensitive redevelopment.</p> <p>Optimising/mitigating measures:  Design to sensitively address this prominent site; development must provide well-designed frontages to</p>

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	<ul style="list-style-type: none"> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>(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 place in areas of high archaeological potential without prior assessment.</p>				<p>adjacent stretches of Horsell Moor.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>• support the co-ordination of green infrastructure?</li> <li>• increase the capacity of the habitat to act as a carbon sink?</li> <li>• increase the resilience of the habitat to climate change impacts?</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures:          Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>Design of development to achieve Code for Sustainable</p>

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	<ul style="list-style-type: none"> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>					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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core</i></p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</p> <p>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).</p>

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	<ul style="list-style-type: none"> <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>	<p><i>Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>Optimising/mitigating measures:  Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>Comments:  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.</p> <p>Optimising/mitigating measures:</p>
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase</p>	-	-	-	<p>Development would result in the loss of an existing B1 employment site. The loss will need to be justified.</p>

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<p>productivity, and encourage high quality, low impact development and education for all</p>	<p>employment in the Borough?</p> <ul style="list-style-type: none"> <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>	<p>access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data);</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Development would therefore result in the loss of an existing B1 employment site. The loss will need to be justified.</p>

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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:

++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	-- Very negative impact	! Effect depends on how allocation implemented	? Uncertain
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### SITE/0022/KING, SHLAAK022: Elmbridge House, Elmbridge Lane, Kingfield, Woking, GU22 9AW

0.18 hectare site for residential

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
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: <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i>  Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	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: <ul style="list-style-type: none"> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
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.

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<p>wellbeing of the population and reduce inequalities in health</p>	<ul style="list-style-type: none"> <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>	<p>of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>Location close to and equidistant between a series of protected urban open spaces including Woking Park.</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul</li> </ul>

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**0.18 hectare site for residential**

						<p>water drainage</p> <ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public</p>	0	0	0	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>400-800m access by foot to the Local Centre (within suitable walking distance)</li> <li>0-10min distance to Woking town centre</li> <li>0-1333m 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>

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**0.18 hectare site for residential**

	<ul style="list-style-type: none"> <li>• help support existing community facilities?</li> <li>• help support the provision of religious cultural uses?</li> </ul>	transport over last three years.				<ul style="list-style-type: none"> <li>• 6-10 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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).</p> <p>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.</p>
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**Environmental objectives: protecting and enhancing our natural, built and historic environment**

6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is existing previously developed land. Development will maximise the efficient use of previously developed land.</p> <p>Optimising/mitigating measures: Promote public transport, walking and cycling..</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its designation?</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light</p>	0	0	0	<p>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</p>

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	<ul style="list-style-type: none"> <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>	<p>and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>				<p>likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts.</p> <p>Optimising/mitigating measures:</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p> <p>Location close to and equidistant between a series of protected urban open spaces including Woking Park.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of</p>	0	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p>

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<p>cultural assets and landscapes of Woking</p>	<ul style="list-style-type: none"> <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>	<p>open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>• support the co-ordination of green</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>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</p>

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	<p>infrastructure?</p> <ul style="list-style-type: none"> <li>• increase the capacity of the habitat to act as a carbon sink?</li> <li>• increase the resilience of the habitat to climate change impacts?</li> <li>• support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>for Sustainable Homes.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality	<p>Would the development of the site / policy option:</p>	<p>Targets: achieve at least 'good' status in all water</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for</p>

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**0.18 hectare site for residential**

<p>of the region's rivers and groundwater, and manage water resources sustainably</p>	<ul style="list-style-type: none"> <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>	<p>bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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.</p> <p>Optimising/mitigating measures:</p>



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		within 30 minutes public transport time of key services.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	-	-	-	<p>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.</p>
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i></p>	-	-	-	<p>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.</p>

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<p>and enhance economies of town, district, local and neighbourhood centres</p>	<p>premises, land, infrastructure and services)?</p> <ul style="list-style-type: none"> <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>	<p><i>Development Strategy 2012</i></p> <p>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).</p>				
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement; Positive impact on health and wellbeing; Positive impact in terms of access to services and facilities.</p>
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>Efficient use of brownfield land and development will offer opportunity remediation; Location promotes use of sustainable modes of travel.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Remediation of land, if required</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
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**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**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan 2013-14</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing by providing decent homes.</p> <p>Location close to a protected urban open space, to the north at Kingfield.</p> <p>Also within 1.3km of borough wide leisure centre facility.</p>

**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**

	<p>open space for informal and/or formal recreation?</p>	<p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014.                  Total number of people</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime</li> </ul>

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**0.9 hectare site for mixed use development to comprise of residential and retail**

		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>Kingfield Local Centre</li> <li>0-10min distance to Woking town centre</li> <li>0-1333m access by bicycle to nearest centre</li> <li>20-30 minutes to nearest railway station</li> <li>0-5 minutes walk to a primary school</li> <li>6-10 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the use of and remediation of</li> </ul>	Targets: 70% of new residential development to be on previously	+	+	+	<p>Comments:</p> <p>Site is existing previously developed land. Development will maximise the efficient use of previously developed land.</p>

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existing buildings	<p>previously developed land?</p> <ul style="list-style-type: none"> <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>	<p>developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				<p>Optimising/mitigating measures: Promote public transport, walking and cycling..</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigating measures:</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid landtake of identified (including</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy</i></p>	0	0	0	<p>Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p>

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	<p>protected) habitats?</p> <ul style="list-style-type: none"> <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>	<p><i>Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>				<p>Location close to a protected urban open space, to the north at Kingfield. Also within 1.3km of borough wide leisure centre facility.</p>
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p> <p>Positive opportunity to improve street scene in Local Centre.</p>

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<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>without prior assessment.</p> <p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>



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		<p>dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p>				
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i></p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:</p>

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	<p>network?</p> <ul style="list-style-type: none"> <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>	<p><i>Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	0	0	0	<p>Mixed-use development will bring forward retail use on the ground floor, replacing the existing retail and promoting generation of jobs. Neutral impact.</p>

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		<p>people – performing better than regional and national levels.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	0	0	0	<p>Mixed-use development will bring forward retail use on the ground floor, replacing the existing retail and promoting generation of jobs. Neutral impact.</p>
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing;					

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	Accessible to local services and facilities.
Summary of Environmental Impacts & Issues	Efficient use of brownfield land and development will offer opportunity remediation; Local Centre location promotes use of sustainable modes of travel; Positive opportunity to improve street scene in Local Centre.
Summary of Economic Impacts & Issues	
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>•</li> <li>• Remediation of land, if required</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>	

**SITE/0009/KING and SITE/0011/KING, SHLAAK009a 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**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 55 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Development would take place on part of existing garden lands, no existing residential units would be lost.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing by providing decent homes.</p> <p>Location close to the Hoe Valley green infrastructure network.</p> <p>Also within 1.3km of borough wide leisure centre facility.</p>

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	<ul style="list-style-type: none"> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>All significant forms of development are required to</p>

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						<p>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).</p> <p>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>• Flood Risk Assessment</li> <li>• Locate development only on land within Flood Zone 1</li> </ul>
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

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		who believe the Police and Council are dealing with anti-social behaviour and crime.				
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	-	-	-	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>within 0-800m access by foot of the Barnsbury and Blackbridge Road Shopping Parades</li> <li>800-1200m access by foot to nearest centre (0.5km from Westfield Neighbourhood Centre)</li> <li>0-10 and 10-20 min distance drive to Woking town centre</li> <li>20-30 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>26-30 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Improve access to key services and facilities</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment</p>	0	0	0	<p>Comments:</p> <p>Site comprises residential garden land, and consequently considered greenfield.</p> <p>Overall neutral impact.</p> <p>Optimising/mitigating measures:</p>



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	<ul style="list-style-type: none"> <li>support the restoration of vacant / contaminated land?</li> </ul>	<p>areas. <i>Source: Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>Development would be within reasonable walking distance of the Barnsbury and Blackbridge Road Shopping Parades. Also 0.5km from Westfield Neighbourhood Centre and would have good access to schools, GP surgeries and to Woking Town Centre. Therefore opportunities to walk reduce likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts.</p> <p>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.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>Development could potentially help remediate potential historic contamination on the site.</p> <p>Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Some remediation would have been undertaken when the estate was first developed. Additional information required regarding any further investigations and/or remediation that might be required.</p> <p>Optimising/mitigating measures: Investigation and/or further remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan)</i></p>	-	-	0	<p>Development would take place on part of existing garden lands. The presence of any protected species / biodiversity would be assessed at the time of an application, in light of site visit observations.</p>

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	<p>connectivity, of habitats?</p> <ul style="list-style-type: none"> <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>	<p><i>Targets under revision).</i></p> <p>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.</p>				<p>Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p> <p>Location close to the Hoe Valley green infrastructure network. Also within 1.3km of borough wide leisure centre facility.</p> <p>An ecological assessment may be required for the site</p>
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential</p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>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</p> <p>Optimising/mitigating measures:</p>

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<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>without prior assessment.</p> <p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>

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		dwelling (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: <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i>  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: <ul style="list-style-type: none"> <li>• support the improvement of water quality?</li> <li>• support the efficient use of water resources?</li> <li>• operate within the existing capacities for water supply and wastewater treatment?</li> <li>• prevent water resource pollution?</li> <li>• facilitate water quality to be achieved through remediation?</li> <li>• provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i>  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: <ul style="list-style-type: none"> <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> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.	+	+	+	Site lies within the urban area, within 0.5km of Westfield Neighbourhood Centre. An at least hourly bus service operates on Ash Road, between the two sections of this site. Development in this location would promote sustainable forms of travel and reduce the need to travel.  Optimising/mitigating measures: Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating

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	<ul style="list-style-type: none"> <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>	<p><i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>				measures, and opportunities to minimise car use.
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p><i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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;</p>	0	0	0	No direct relevance

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		<p>numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	0	0	0	No direct relevance

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**Overall Conclusions**

Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing; Accessible to services and facilities.
Summary of Environmental Impacts & Issues	Development will offer opportunity remediation; Consideration of the Impact in terms of potential remediation of land subject to more information; Accessible urban area location promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	No direct relevance

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment</li> <li>• Locate development only on land within Flood Zone 1</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Improve access to key services and facilities</li> <li>•</li> <li>• Investigation and/or further remediation of land, if required;</li> <li>• All housing allocation are required to make a contribution to avoid harm to the SPA (Policy CS8)</li> <li>• An ecological assessment may be required.</li> <li>• Flood Risk Assessment and suitable scheme design to address flood risk, in line with Policy CS9;</li> <li>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>	
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**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	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 12 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Development would take place on part of existing garden lands, no existing residential units would be lost.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing by providing decent homes.</p> <p>Location close to the Hoe Valley green infrastructure network.</p>



**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.**

	<p>lifestyles?</p> <ul style="list-style-type: none"> <li>• reduce health inequalities?</li> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p><i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				Also within 1.3km of borough wide leisure centre facility.
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p><i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>Trends: Number of people</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p>

**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.**

		<p>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.</p>				<ul style="list-style-type: none"> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	-	-	-	<p>The site is located within:</p> <ul style="list-style-type: none"> <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>0-10min distance drive to Woking town centre</li> <li>20-30 minutes to nearest railway station</li> <li>0-5 minutes walk to a primary school</li> <li>26-30 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and</p>

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						<p>facilities in the community.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Improve access to key services and facilities</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	0	0	0	<p>Comments:</p> <p>Site comprises residential garden land, therefore greenfield land. Development will have neutral impacts of the use of previously developed land.</p> <p>Overall neutral impact.</p> <p>Optimising/mitigating measures:</p> <p>Investigation and/or further remediation of land, if required.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>Comments:</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p>
8. Reduce land contamination and	<p>Would the development of the site / policy option:</p>	<p>Targets: reduce land contamination and avoid</p>	0	0	0	<p>Comments:</p>

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safeguard agricultural soil quality	<ul style="list-style-type: none"> <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>	<p>development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				<p>It is not anticipated that development will have significant effects on contamination. However, current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Some remediation would have been undertaken when the estate was first developed. Additional information required regarding any further investigations and/or remediation that might be required. ENV HEALTH COMMENTS AWAITED.</p> <p>No loss of agricultural land. Overall neutral impact.</p> <p>Optimising/mitigating measures: Investigation and/or further remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	-	0	0	<p>Development would take place on part of existing garden lands. The presence of any protected species / biodiversity would be assessed at the time of an application, in light of site visit observations.</p> <p>Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p> <p>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</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management,</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p>	-	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets. However development will result in the loss of greenfield land.</p>

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	<p>restoration and/or sensitive reuse of a heritage asset or culturally important building?</p> <ul style="list-style-type: none"> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.</p> <p><i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p>

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	<ul style="list-style-type: none"> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source:</i></p>	0	0	0	<p>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</p>

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<p>and groundwater, and manage water resources sustainably</p>	<p>quality?</p> <ul style="list-style-type: none"> <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>	<p><i>Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>development. This will be determined on a case by case basis.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Comments: Site lies within the urban area, within 0.5km of Westfield Neighbourhood Centre. An at least hourly bus service operates on Ash Road, between the two sections of this site. Development in this location would promote sustainable forms of travel and reduce the need to travel, in particular by the car.</p> <p>Optimising/mitigating measures:</p>

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		within 30 minutes public transport time of key services.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	0	0	0	Site close to primary school provision and Woking College and accessible to secondary school provision. Development of this site would have a neutral impact on this objective.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office</p>	0	0	0	Development of this site would have a neutral impact on this objective.



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<p>particular, support and enhance economies of town, district, local and neighbourhood centres</p>	<p>urban and rural areas (such as range of premises, land, infrastructure and services)?</p> <ul style="list-style-type: none"> <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>	<p>space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>				
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement; Positive impact on health and wellbeing; Accessible to services and facilities.</p>
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>Development will offer opportunity remediation; Consideration of the Impact in terms of potential remediation of land subject to more information; Accessible urban area location promotes use of sustainable modes of travel.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	

- 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

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- 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	0 Neutral impact	- Negative impact	-- Very negative impact	! Effect depends on how allocation implemented	? Uncertain
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<b>SITE/0026/KNAP, SHLAAKN026: Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU</b>						
<b>0.40 hectare site for residential including Affordable Housing</b>						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
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: <ul style="list-style-type: none"> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i>  Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	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: <ul style="list-style-type: none"> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li></li> </ul>
2. Facilitate the	Would the development of the site / policy	Targets: increased life	+	+	+	Development will bring about positive impact on health and

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

<p>improved health and wellbeing of the population and reduce inequalities in health</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>well being via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the development would have to take into</li> </ul>

SITE/0026/KNAP, SHLAAKN026: Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU 0.40 hectare site for residential including Affordable Housing						
						<p>account SuDS and provide suitable surface and foul water drainage</p> <ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment,</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased</p>	-	-	-	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>400-800m access by foot to the Local Centre (within suitable walking distance)</li> <li>0-1333m access by bicycle to nearest centre</li> <li>20-30 minutes to nearest railway station</li> </ul>

**SITE/0026/KNAP, SHLAAKN026: Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU**  
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	<p>recreation, health, community services, cultural assets, historic environment?</p> <ul style="list-style-type: none"> <li>• help support existing community facilities?</li> <li>• help support the provision of religious cultural uses?</li> </ul>	<p>accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> <li>• 10-20min distance to drive to Woking town centre</li> </ul> <p>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.</p> <p>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).</p> <p>The development would however help to support existing services and facilities in the community.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Re-provision of existing car parking to serve the Local Centre, prior to development</li> </ul>
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**Environmental objectives: protecting and enhancing our natural, built and historic environment**

<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Site is an existing previously developed land. It will lead to the intensification of the use of previously developed land.</p>
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**SITE/0026/KNAP, SHLAAKN026: Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU**  
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		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	-	0	0	<p>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 will exacerbate air quality issues in the area will have negative impacts of the well being of the community, at least in the short. The site is in close proximity to Anchor Hill. Development should include mitigation measures to address its air quality implications. The sustainable location of the site will reduce the need to travel by the car. Walking and cycling should be promoted as part of any development. In any case, investigation about the impact of development of the site on air quality should be carried out to inform an appropriate mitigation. With appropriate mitigation, the short term negative impacts could be neutralised.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>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.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality.</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures:</p> <p>All housing allocations are required to make a contribution to avoid harm to the SPA.</p>

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

	<ul style="list-style-type: none"> <li>• provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>  Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i>  Dwellings to meet energy and water categories of</p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes .</p> <p>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.</p> <p>Development of the site could potentially lead to an increase</p>



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sources – and adapt to its impacts	<p>gases?</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p>	-	0	0	<p>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.</p>

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**0.40 hectare site for residential including Affordable Housing**

		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: <ul style="list-style-type: none"> <li>• support the improvement of water quality?</li> <li>• support the efficient use of water resources?</li> <li>• operate within the existing capacities for water supply and wastewater treatment?</li> <li>• prevent water resource pollution?</li> <li>• facilitate water quality to be achieved through remediation?</li> <li>• provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i>  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: <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> <li>• be accommodated within the existing public transport constraints?</li> <li>• lead to development within a main town, district or local centre?</li> <li>• improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i>  Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase	+	+	+	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.

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		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.				
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**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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	0	0	0	
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**SITE/0026/KNAP, SHLAAKN026: Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU**  
**0.40 hectare site for residential including Affordable Housing**

<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	0	0	0	
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<ul style="list-style-type: none"> <li>• Positive contribution towards housing requirement;</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> </ul>
<p>Summary of Environmental Impacts &amp; Issues</p>	<ul style="list-style-type: none"> <li>• Effective use of previously developed land,</li> <li>• Local Centre location promotes use of sustainable modes of travel and will minimise the need to travel ;</li> <li>• Air quality issues because of site's close proximity to Anchor Hill.</li> </ul>
<p>Summary of Economic Impacts &amp; Issues</p>	

<p>Summary of optimising/mitigation measures</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
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**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:

++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	-- Very negative impact	Effect depends on how allocation implemented	? Uncertain
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<b>SITE/0047/GLDE, SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN</b>						
<b>0.12 hectare site for offices</b>						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
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: <ul style="list-style-type: none"> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i>  Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	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 site / policy	Targets: increased life	0	0	0	Development would to some extent encourage healthy

**SITE/0047/GLDE, SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN**

**0.12 hectare site for offices**

<p>improved health and wellbeing of the population and reduce inequalities in health</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>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.</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> <li>• help improve social inclusion?</li> <li>• support safe communities by reducing crime levels?</li> </ul>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i></p>	+	+	+	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</p>

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**0.12 hectare site for offices**

	<ul style="list-style-type: none"> <li>• help reduce the fear of crime?</li> <li>• ensure the timely provision of infrastructure to support communities?</li> </ul>	<p><i>Performance Plan 2013-14</i></p> <p>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.</p>				<p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 21-25-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community and improve access to employment.</p>

Environmental objectives: protecting and enhancing our natural, built and historic environment



SITE/0047/GLDE, SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN 0.12 hectare site for offices						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	Site is an existing brownfield site and would support a higher density office development.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Travel Plan exploring opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	It is predicted to have neutral impacts.

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<p>9. Conserve and enhance biodiversity</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Previously developed site, no ecological designations.</p>
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p> <p>Optimising/mitigating measures: Retain any valuable trees; Explore opportunities to improve green infrastructure provision.</p>

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		development taking place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>The commercial development would be required to achieve the energy and water components of BREEAM 'very good'.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>• support use of materials and aggregates</li> </ul>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p>	0	+	+	<p>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</p>

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	<p>from nearby sources?</p> <ul style="list-style-type: none"> <li>• support lifestyles compatible with the objectives of sustainability?</li> <li>• provide land for allotments?</li> </ul>	<p>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).</p>				<p>often a short term lag between the adoption of the policy and guidance and its implementation within new developments.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:</p>

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<p>infrastructure</p>	<ul style="list-style-type: none"> <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>	<p>ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>				<p>Conduct a Travel Plan exploring how development can support sustainable transport modes.                  Provision of suitable cycle parking facilities.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Development of this site would encourage provision of jobs in a highly accessible location for local residents.</p>

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**0.12 hectare site for offices**

	<p>education?</p>	<p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Development of the site would lead to additional employment space, and provide for the needs of business in the Town Centre.</p>

**SITE/0047/GLDE, SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN****0.12 hectare site for offices**

urban centres gradually falling (except in Horsell).

**Overall Conclusions**

Summary of Social Impacts &amp; Issues

Improved access to employment in a highly accessible location.

Summary of Environmental Impacts &amp; Issues

Efficient use of brownfield land;  
Opportunity to connect to existing district heat network – located in Potential Heat District Area;  
Town Centre location promotes use of sustainable modes of travel.

Summary of Economic Impacts &amp; Issues

Would provide additional commercial floorspace to meet the needs of the economy and support the vibrancy of the Town Centre.

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

**SITE/0052/GLDE, SHLAAGE052: Barratt House, Chertsey Road, Woking, GU21 5AB**  
**0.02 hectare site for residential including Affordable Housing**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 11 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p><i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impacts on health and wellbeing by providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>



**SITE/0052/GLDE, SHLAAGE052: Barratt House, Chertsey Road, Woking, GU21 5AB**  
**0.02 hectare site for residential including Affordable Housing**

	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Source: <i>Woking Service &amp; Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p>
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban</p>	+	+	+	<p>Site is an existing brownfield site and redevelopment will make best use of previously developed land.</p>

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	<ul style="list-style-type: none"> <li>• result in the loss of greenfield land (including gardens)?</li> <li>• support the restoration of vacant / contaminated land?</li> </ul>	<p>centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	1	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunity to minimise the need to travel.
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	There are no perceived contamination issues.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid land take of identified (including protected) habitats?</li> <li>• avoid fragmentation, and increase connectivity, of habitats?</li> <li>• avoid recreational impacts on habitats?</li> <li>• avoid adverse hydrological impacts on habitats?</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in</p>	0	0	0	<p>Previously developed site, some trees on the boundary. No ecological designation</p> <p>All housing allocations are required to make a contribution to avoid harm to the SPA</p>

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	<ul style="list-style-type: none"> <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>	<p>'unfavourable but recovering' condition; majority of SNClS stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>				
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>  Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>	-	-	-	<p>Site is within Woking Town Centre Conservation Area. Development may have an impact on the character of the conservation area.</p> <p>Optimising and mitigation measures:  Development should be sensitive to its location and context. Development is likely to comprise of internal alterations.</p>
<p>11. Reduce the causes of climate change – particularly by increasing energy efficiency and the</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable</i></p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</p> <p>The site offers good accessibility to most local facilities, and</p>

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<p>production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts</p>	<p>gain through orientation?</p> <ul style="list-style-type: none"> <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>	<p><i>Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>should ensure emissions from private car use do not significantly increase as a result of the development.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p> <p>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.</p>

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		incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core</i></p>	+	+	+	<p>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.</p>

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	<ul style="list-style-type: none"> <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>	<p><i>Strategy Policy CS18.</i></p> <p>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.</p>				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p><i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	0	0	0	<p>Development will have neutral impacts on this objective.</p>

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		<p>than regional and national levels.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	0	0	0	Development will have neutral impacts on this objective.
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	<p>Significant positive contribution towards housing requirement;</p> <p>Significant positive impact on health and wellbeing;</p> <p>Good access to range of services and facilities</p>					



**SITE/0052/GLDE, SHLAAGE052: Barratt House, Chertsey Road, Woking, GU21 5AB**  
**0.02 hectare site for residential including Affordable Housing**

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.
Summary of Economic Impacts & Issues	Residential development in a highly sustainable location will help support sustainable communities.
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> </ul> <p>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</p> <ul style="list-style-type: none"> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>• Undertake feasibility study for connection to CHP network</li> <li>• Opportunity to encourage sustainable modes of travel such as walking, cycling and public transport and a realistic alternative choice of travel</li> </ul>	

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						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development will make a significant contribution to meeting overall housing requirement, including affordable housing. The anticipated yield in dwellings is tbc (SHLAA, 2014) however anticipate this would be less than 292 dwellings.</p> <p>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.</p> <p style="text-align: center;">Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p><i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

**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**

	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103).</p> <p>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).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1</li> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul>
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> <li>• help improve social inclusion?</li> </ul>	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit	+	+	+	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Whilst the housing element of the development will overall</p>

<b>SITE/0086/GLDE, SHLAAGE072: Land over Woking Railway Station, Station Approach. Woking, GU22 7AE</b> <b>9.43 hectare site for mixed use development to comprise of residential including Affordable Housing, offices and retail</b>						
	<ul style="list-style-type: none"> <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>	<p>claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p>

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Environmental objectives: protecting and enhancing our natural, built and historic environment

<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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.</p>
<p>7. Minimise air, light and noise pollution</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>The development will be above the railway station and will be exposed to significant amount of noise that might be difficult to mitigate.</p>
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>An opportunity to remediate any existing contamination on the site.</p>

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		sites with potential land contamination.				
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity.  <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCLs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	0	0	0	<p>Previously developed site, no known ecological designation.</p> <p>Optimising/mitigation measures:  All housing allocations are required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>  Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	-	-	-	<p>The site is in close proximity to a Conservation Area and statutory and locally listed buildings. Development should be sensitive to their setting.</p>

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		<p>Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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? NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>

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						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p> <p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the improvement of water quality?</li> <li>• support the efficient use of water resources?</li> <li>• operate within the existing capacities for water supply and wastewater treatment?</li> <li>• prevent water resource pollution?</li> <li>• facilitate water quality to be achieved</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p>	0	0	0	<p>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.</p> <p>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).</p>



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	<p>through remediation?</p> <ul style="list-style-type: none"> <li>• provide adequate wastewater and sewerage infrastructure?</li> </ul>	<p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>Optimising/mitigating measures:                  Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p>	+	+	+	<p>Site is a mixed use site that will secure a significant amount of jobs.</p>

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<p>quality, low impact development and education for all</p>	<p>to local residents?</p> <ul style="list-style-type: none"> <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>	<p><i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Mixed-use development would bring forward commercial development, including retail.</p>

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		(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).				
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**Overall Conclusions**

Summary of Social Impacts & Issues	Significant positive contribution towards housing requirement; Significant positive impact on health and wellbeing; Good access to range of services and facilities
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.
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)
  - 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

**SITE/0005/GLDW, SHLAAGW004: Goldsworth House, Denton Way, Woking, GU21 3LG**

**0.49 hectare site a residential institution scheme**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement. It is anticipated that the site would yield a 20 bedroom hospice (SHLAA, 2014).</p> <p>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.</p> <p>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.</p> <p style="text-align: center;">Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p><i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>Trends: 86.3% of people</p>	+	+	+	<p>Development would bring about positive impact on health and wellbeing via providing decent homes.</p> <p>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.</p> <p>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</p>

**SITE/0005/GLDW, SHLAAGW004: Goldsworth House, Denton Way, Woking, GU21 3LG**

**0.49 hectare site a residential institution scheme**

		describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				Recreation Ground.
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Source: <i>Woking Service &amp; Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

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**0.49 hectare site a residential institution scheme**

		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is within:</p> <ul style="list-style-type: none"> <li>• Goldsworth Park Local Centre</li> <li>• 30-45mins walking distance to Woking railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 11-15 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> <li>• 10-20mins drive to Town Centre</li> <li>• within 250m of public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>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.</p> <p>The development would improve access to existing key services (specialist health care residential accommodation).</p> <p>The development would help to support existing services and facilities in the community.</p>
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the use of and remediation of previously developed land?</li> <li>• support higher density development</li> </ul>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source:</i></p>	+	+	+	<p>Development of the site would support the use of previously development land.</p>

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	<p>and/or a mix of uses?</p> <ul style="list-style-type: none"> <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>	<p><i>Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	-	?	?	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid land take of identified (including protected) habitats?</li> <li>• avoid fragmentation, and increase</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan</i></p>	-	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.

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**0.49 hectare site a residential institution scheme**

	<p>connectivity, of habitats?</p> <ul style="list-style-type: none"> <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>	<p><i>Targets under revision).</i></p> <p>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.</p>				<p>Where possible, habitats and habitat connections should be protected and enhanced.</p> <p>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.</p> <p>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.</p>
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Redevelopment of the site will not have an impact on landscape or heritage assets.</p>



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**0.49 hectare site a residential institution scheme**

		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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? NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>The residential institution development would be required to achieve the energy and water components of BREEAM 'very good'.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4</p>	0	+	+	<p>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.</p>

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**0.49 hectare site a residential institution scheme**

		incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core</i></p>	+	+	+	<p>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.</p> <p>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).</p>

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**0.49 hectare site a residential institution scheme**

	<ul style="list-style-type: none"> <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>	<p><i>Strategy Policy CS18.</i></p> <p>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.</p>				
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**Economic objectives: building a strong, responsive and competitive economy**

<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	0	0	0	<p>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.</p> <p>Development in this location would continue to enable people to live near places of work.</p> <p>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.</p> <p>Summary of optimising/mitigating measures: Retain employment opportunities in the Local Centre</p>
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**SITE/0005/GLDW, SHLAAGW004: Goldsworth House, Denton Way, Woking, GU21 3LG**

**0.49 hectare site a residential institution scheme**

		<p>than regional and national levels.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	0	0	0	<p>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.</p> <p>The loss of commercial floorspace against the provision of new employment opportunities is reflected in the neutral score.</p>

**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Contribution towards specialist housing requirement; Positive impact on health and well being; Excellent access to range of services and facilities.</p>
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**SITE/0005/GLDW, SHLAAGW004: Goldsworth House, Denton Way, Woking, GU21 3LG****0.49 hectare site a residential institution scheme**

Summary of Environmental Impacts & Issues	Efficient use of brownfield land; District Centre location promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	Development would result in the loss of commercial floorspace but would continue to provide employment opportunities.
Summary of optimising/mitigating measures: <ul style="list-style-type: none"><li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li><li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li><li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li><li>• Development proposals should seek to retain and improve natural features and habitat connections where possible</li><li>• Open space should include landscape features which enhance biodiversity and connectivity to surrounding habitats</li><li>• 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</li><li>• Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li><li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li><li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li><li>• Retain employment opportunities in the Local Centre</li></ul>	

**SITE/0021/MYSH, SHLAAMS021: Electricity Sub Station, North Road, Woking, GU21 5HS**  
**0.16 hectare site for residential including Affordable Housing**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. The residential yield is tbc (SHLAA, 2014) but anticipate approximately 12 dwellings.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p><i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>Trends: 86.3% of people describe their health as</p>	+	+	+	<p>Development would bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development would encourage healthy lifestyles where residential is close to services and facilities within the centre. The site is within walking distance of Walton Road Neighbourhood Centre and the health services therein. It is also adjacent to open space and recreation facilities (Boundary Road Common).</p>

**SITE/0021/MYSH, SHLAAMS021: Electricity Sub Station, North Road, Woking, GU21 5HS**

**0.16 hectare site for residential including Affordable Housing**

		<p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> <li>• help improve social inclusion?</li> <li>• support safe communities by reducing crime levels?</li> </ul>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i></p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear</p>

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	<ul style="list-style-type: none"> <li>• help reduce the fear of crime?</li> <li>• ensure the timely provision of infrastructure to support communities?</li> </ul>	<p><i>Performance Plan 2013-14</i></p> <p>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.</p>				<p>of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• 0-1333m access by foot to the Walton Road Neighbourhood Centre (within suitable walking distance)</li> <li>• 10-20mins walking distance to Woking railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 26-10 minutes walk to a GP</li> <li>• within 250m of public footpath</li> <li>• within 250m of bus services and bus stops</li> <li>• 0-10mins drive to Town Centre</li> </ul> <p>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.</p>



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						<p>The development would help to support existing services and facilities in the community.</p> <p>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.</p>
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Environmental objectives: protecting and enhancing our natural, built and historic environment

6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>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)</p> <p>Development will also support the remediation of contaminated land and reduce the risk of creating further contamination.</p> <p>The remediation of contaminated land and the use of pdl is shown by the positive score.</p> <p>Optimising/mitigating measures: Remediation of land</p>
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7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>The site is however within walking distance of Walton Road Neighbourhood Centre and public transport and is reflected by the neutral score.</p>
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<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Development of the site would support the remediation of contaminated land as well as reduce the risk of creating further contamination.</p> <p>Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency.</p>
<p>9. Conserve and enhance biodiversity</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Development should not have any negative impact on the adjacent common land</p>
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p>

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		<p>Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>

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<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i>  All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>Optimising/mitigating measures:  Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i>  Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures:</p>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>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.</p>
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> <li>• enable local people to work near their</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic</i></p>	-	-	-	<p>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.</p>

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**0.16 hectare site for residential including Affordable Housing**

<p>education for all</p>	<p>homes?</p> <ul style="list-style-type: none"> <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>	<p><i>Development Strategy (2012)</i></p> <p>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.</p> <p>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).</p>				<p>Due to the location of the site, it may lead to people living near to their places of work.</p> <p>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.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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);</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>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.</p> <p>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.</p>

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**0.16 hectare site for residential including Affordable Housing**

		decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).				
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**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 Impacts & Issues	Efficient use of brownfield land; Adjacent to Common Land; Close to Neighbourhood Centre location promotes use of sustainable modes of travel; Site would support the remediation of contaminated land.
Summary of Economic Impacts & Issues	Development would result in the loss of employment land; Development would result in the loss of infrastructure.

Summary of optimising/mitigating measures:	<ul style="list-style-type: none"> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>Design of 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> <li>Remediation of land</li> <li>Further investigation into land contamination, in consultation with Environmental Health and Environment Agency</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>Development should not have any negative impact on the adjacent common land</li> <li>Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>The loss of an infrastructure site would need to be mitigated through the re-provision of the site elsewhere in the borough</li> <li>The loss of an employment site would need to be mitigated through the re-provision of the site elsewhere in the borough</li> </ul>
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**SITE/0035/MYSH, SHLAAMS035: Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF**

**3.05 hectare site for residential including Affordable Housing**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>The site was allocated in the Woking Borough Local Plan 1999 (Policy HSG2). The development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 30 dwellings (SHLAA, 2014).</p> <p>As a greenfield site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, and in public ownership, 50% affordable housing provision would be required.</p> <p style="text-align: center;">Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p><i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>Trends: 86.3% of people describe their health as</p>	-	-	-	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre. The site is within 1km of Walton Road Neighbourhood Centre and the health services therein. It is also within a short walking distance of a doctor surgery on Alpha Road and therefore considered to be within a reasonable walking distance of health facilities.</p> <p>Development will make open space provision but would</p>



		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.				<p>result in the loss of open space and allotments. The site is also adjacent to a golf course which is valued for recreation.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Areas of public open space should be re-provided on site;</li> <li>• Re-provision of allotments elsewhere</li> </ul>
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1</li> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul>
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> <li>• help improve social inclusion?</li> </ul>	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.	0	0	0	<p>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.</p>

	<ul style="list-style-type: none"> <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>	<p><i>Source: Working Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>Development will have neutral impacts on this objective.</p> <p>However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	-	-	-	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• 1km of Walton Road Neighbourhood Centre</li> <li>• 20-30 minutes to nearest railway station</li> <li>• 0-5 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• within 250m of public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Development on the site would result in the loss of the existing allotments community facility. This is in addition to</p>

						<p>the negative impact arising from the site's location.</p> <p>Overall, a single negative impact in terms of this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Loss of community facility will need to be justified</li> <li>• Improve access to key services and facilities</li> </ul>
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	-	-	-	<p>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'.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area.</p> <p>Light pollution is not currently considered to be an issue in the Borough.</p>	-	?	?	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <p>Improve access to key services and facilities; Mitigate negative impact of adjacent railway line.</p>

<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	<p>?</p>	<p>0</p>	<p>0</p>	<p>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.</p>
<p>9. Conserve and enhance biodiversity</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	<p>-</p>	<p>-</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Landscape assessment / ecology survey / tree survey to be conducted.</p> <p>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.</p>
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>Development of this site will not have adverse impacts on heritage assets or important landscapes.</p> <p>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.</p>

	<ul style="list-style-type: none"> <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>	<p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				<p>Optimising/mitigating measures: Improve access to green infrastructure; Retain high quality trees.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>• support the co-ordination of green infrastructure?</li> <li>• increase the capacity of the habitat to act as a carbon sink?</li> <li>• increase the resilience of the habitat to climate change impacts?</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>Design of development to achieve Code for Sustainable</p>

	<ul style="list-style-type: none"> <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>					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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	-	-	-	<p>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.</p> <p>Development of the site would result in the loss of allotment pitches, hence the overall negative score. In order to mitigate this negative impact, the allotments would need to be re-provided.</p> <p>Optimising/mitigating measures: Re-provision of allotment pitches</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the</p>	0	0	0	<p>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.</p> <p>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).</p>

	<ul style="list-style-type: none"> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	<p>Borough remains poor/moderate; consumption of water remains high.</p>				<p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigating measures: Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p>	0	0	0	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

	<ul style="list-style-type: none"> <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>	<p>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.</p> <p>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).</p>				
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	0	0	0	The supply of land for housing plays a role in supporting the local economy. Due to the distance of the site from employment and retail areas, the sustainability outcome is neutral.



		2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).				
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	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						
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Areas of public open space should be re-provided on site</li> <li>• Re-provision of allotment pitches</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>• Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Loss of community facility will need to be justified</li> <li>• Improve access to key services and facilities</li> <li>• Mitigate negative impact of adjacent railway line</li> <li>• Landscape assessment / ecology survey / tree survey to be conducted</li> <li>• Development proposals should seek to retain and improve natural features and habitat connections where possible</li> <li>• Open space should include landscape features which enhance biodiversity and connectivity to surrounding habitats</li> <li>• Retain high quality trees</li> <li>• Improve accessibility to local services by foot and cycle</li> <li>• Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure</li> </ul>						

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0.39 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	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 104 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>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</p>

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	<p>community e.g. encourage healthy lifestyles?</p> <ul style="list-style-type: none"> <li>• reduce health inequalities?</li> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p><i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>therein. This also encourages walking and cycling to key services and shops in the town centre.</p> <p>It is also within walking distance of Brookhouse Common (100m) and Boundary Road Common (150m).</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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>

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4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul>

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	cultural uses?					<p>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.</p> <p>The development would improve access to existing key services (employment - offices)</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site and would support a higher density development with mixed uses.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>

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		an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	Development of the site is predicted to have a neutral impact.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures:</p> <p>All housing allocations are required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

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		<p>parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>Design of development to achieve Code for Sustainable</p>

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						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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to</p>	0	0	0	<p>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.</p> <p>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough,</p>



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	<p>water supply and wastewater treatment?</p> <ul style="list-style-type: none"> <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>	<p>105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>Site lies within Town Centre and promotes sustainable forms of travel. It is within the Woking High Accessibility Zone where there is a lower car parking requirement for new residential and commercial properties. This should encourage the use of sustainable methods of transport including walking, cycling and public transport. It will also reduce the need to travel.</p>
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and	Would the development of the site / policy	Targets: increase	+	+	+	Mixed-use development will bring forward commercial use,

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<p>stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				<p>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.</p> <p>A mixed use development will enable local people to live near places of work and help to reduce the need to travel.</p> <p>The commercial element of the development will support the provision of BREEAM very good standard.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Mixed-use development would bring forward high quality commercial development within Woking Town Centre that would support a vibrant town centre and local economy.</p>

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**0.39 hectare site for mixed-use development to comprise offices and residential including Affordable Housing**

	<ul style="list-style-type: none"> <li>support the vibrancy of the town, district and local centres?</li> </ul>	<p>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).</p>				
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**Overall Conclusions**

Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing.
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	Commercial development of the site would encourage provision of jobs accessible to local 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.

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>Undertake feasibility study for connection to CHP network</li> <li>Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;</li> <li>Design of development to have regard to designing out crime within the Maybury and Sheerwater Priority Place area.</li> <li>Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.</li> </ul>
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**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.**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i>                      Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i>                      24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 77 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> </ul>
<p>2. Facilitate the improved health and</p>	<p>Would the development of the site / policy option:</p>	<p>Targets: increased life expectancy and proportion</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p>

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<p>wellbeing of the population and reduce inequalities in health</p>	<ul style="list-style-type: none"> <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>	<p>of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>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.</p> <p>It is also within walking distance of Boundary Road Common (250m).</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the development would have to take into</li> </ul>

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						<p>account SuDS and provide suitable surface and foul water drainage</p> <ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment,</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased</p>	0	0	0	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>0-400 (approximately) 10 minutes access by foot of the adjacent Walton Road Neighbourhood Centre (within suitable walking distance)</li> <li>10-20 minutes walk of Woking Town Centre</li> </ul>

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	<p>recreation, health, community services, cultural assets, historic environment?</p> <ul style="list-style-type: none"> <li>• help support existing community facilities?</li> <li>• help support the provision of religious cultural uses?</li> </ul>	<p>accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> <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> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>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.</p> <p>The development would retain access to existing key services (employment).</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site and would support a higher density development with mixed uses.</p> <p>The development would support the use and remediation of contaminated previously developed land.</p>
<p>7. Minimise air, light and noise pollution</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its designation?</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light</p>	0	0	0	<p>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</p>

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	<ul style="list-style-type: none"> <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>	<p>and noise pollution.  <i>Source: Core Strategy Objective</i></p> <p>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.</p>				<p>provides opportunities to walk to key services, jobs and shops and therefore reduces the likelihood of congestion, and subsequently air pollution from traffic.</p> <p>Optimising/mitigation measures:          Opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.  <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>The development will support the remediation of contaminated land and reduce the risk of creating further contamination.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity.  <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures:          All housing allocations are required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>          Improved provision of</p>	0	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p>



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<p>cultural assets and landscapes of Woking</p>	<ul style="list-style-type: none"> <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>	<p>open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies</i></p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>The neutral score reflects the potential increase in carbon</p>

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	<ul style="list-style-type: none"> <li>• support the co-ordination of green infrastructure?</li> <li>• increase the capacity of the habitat to act as a carbon sink?</li> <li>• increase the resilience of the habitat to climate change impacts?</li> <li>• support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>CS9 &amp; CS22.</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p>	-	0	0	<p>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.</p>

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		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: <ul style="list-style-type: none"> <li>• support the improvement of water quality?</li> <li>• support the efficient use of water resources?</li> <li>• operate within the existing capacities for water supply and wastewater treatment?</li> <li>• prevent water resource pollution?</li> <li>• facilitate water quality to be achieved through remediation?</li> <li>• provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i>  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 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: <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> <li>• be accommodated within the existing public transport constraints?</li> <li>• lead to development within a main town, district or local centre?</li> <li>• improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i>  Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase	+	+	+	Site lies adjacent to Walton Road Neighbourhood Centre and is within a short distance of Town Centre and promotes sustainable forms of travel. It is within the Woking High Accessibility Zone where there is a lower car parking requirement for new residential and non-residential uses. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and also reduce the need to travel.

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		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.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	+	+	+	<p>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.</p> <p>A mixed use development will enable local people to live near places of work and help to reduce the need to travel.</p> <p>The commercial element of the development will support the provision of BREEAM very good standard.</p>

**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.**

<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>population (2012/13).</p> <p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>The mixed-use development of this site could support and enhance the economy of the adjacent Walton Road Neighbourhood Centre.</p> <p>Optimising/mitigating measures: Relocation of existing businesses</p>
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement; Positive impact on health and wellbeing.</p>
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>Efficient use of brownfield land; Remediation of contaminated land; The accessible location of the site promotes use of sustainable modes of travel.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	<p>Loss of existing commercial warehouse uses; Development would support and enhance the economy of the adjacent neighbourhood centre.</p>
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>	

**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.**

- 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

**SITE/0039/MYSH, SHLAAMS039: Walton Road Youth Centre, Walton Road, Woking, GU21 5DL**  
**0.09 hectare site for residential including Affordable Housing, and community uses**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 21 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where</p>

SITE/0039/MYSH, SHLAAMS039: Walton Road Youth Centre, Walton Road, Woking, GU21 5DL 0.09 hectare site for residential including Affordable Housing, and community uses						
population and reduce inequalities in health	<p>services?</p> <ul style="list-style-type: none"> <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>	<p>health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>residential is close to services and facilities within the centre.</p> <p>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.</p> <p>It is also within walking distance of Brookhouse Common (150m) and Boundary Road Common (250m).</p> <p>Optimising/mitigation measures:</p> <ul style="list-style-type: none"> <li>• Re-provision on site or relocation of existing community use</li> </ul>
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p>
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</p> <p>The community use would be as a replacement of the existing.</p> <p>Overall development will have neutral impacts on this</p>



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	<p>infrastructure to support communities?</p>	<p>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.</p>				<p>objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• adjacent to Walton Road Neighbourhood Centre (within suitable walking distance)</li> <li>• adjacent to Woking Town Centre</li> <li>• 0-10min distance to Woking town centre</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities.</p>

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						<p>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.</p> <p>Overall a neutral impact in terms of this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Re-provide community use within redevelopment</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site and would require remediation of contaminated land. Redevelopment would address potential existing contamination on the site.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures:          Opportunities to optimise use of sustainable transport.</p>
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, SHLAAMS039: Walton Road Youth Centre, Walton Road, Woking, GU21 5DL 0.09 hectare site for residential including Affordable Housing, and community uses						
contamination and safeguard agricultural soil quality	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				contaminated land.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

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		<p>historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.</p> <p><i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the	Would the development of the site / policy	Targets: increase use of	0	+	+	Planning policy requirements will allow for the development

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<p>impact of consumption of resources by using sustainably produced and local products</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>				<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate;</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>

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		consumption of water remains high.				
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	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.
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> <li>• enable local people to work near their homes?</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy</i></p>	0	0	0	As an allocation for residential development, employment issues are largely inapplicable.

**SITE/0039/MYSH, SHLAAMS039: Walton Road Youth Centre, Walton Road, Woking, GU21 5DL  
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	<ul style="list-style-type: none"> <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>	<p>(2012)</p> <p>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.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	-	-	-	<p>Development would result in the loss of employment/jobs.</p> <p>Optimising/mitigating measures: Relocation of existing community infrastructure</p>

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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



SITE/0070/MYSH, SHLAAMS070: Former Woking Liberal Club, Walton Road, Woking, GU21 5DL 0.07 hectare site for residential including Affordable Housing						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: supporting strong, vibrant and healthy communities						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 11 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> </ul>
2. Facilitate the improved health and	<p>Would the development of the site / policy option:</p>	<p>Targets: increased life expectancy and proportion</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p>

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<p>wellbeing of the population and reduce inequalities in health</p>	<ul style="list-style-type: none"> <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>	<p>of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>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.</p> <p>It is also within walking distance of Brookhouse Common (200m) and Boundary Road Common (300m).</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul</li> </ul>

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						<ul style="list-style-type: none"> <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, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>Walton Road Neighbourhood Centre</li> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>Adjacent to Woking Town Centre</li> </ul>

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	<ul style="list-style-type: none"> <li>• help support existing community facilities?</li> <li>• help support the provision of religious cultural uses?</li> </ul>	transport over last three years.				<ul style="list-style-type: none"> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.</p>

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		an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

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		<p>parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
<p>12. Reduce the impact of</p>	<p>Would the development of the site / policy option:</p>	<p>Targets: increase use of locally produced</p>	0	+	+	<p>Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably</p>

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<p>consumption of resources by using sustainably produced and local products</p>	<ul style="list-style-type: none"> <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>	<p>resources. <i>Source: Core Strategy Policy CS22.</i>  All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>				<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures:  Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i>  Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</p> <p>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).</p> <p>Optimising/mitigating measures:  Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>

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<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>remains high.</p> <p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> <li>• enable local people to work near their homes?</li> <li>• ensure the timely provision of</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The provision of a retail unit within the development would provide jobs that are accessible to local people.</p> <p>The site is currently vacant and provides no employment/jobs. It is also not suitable for modern businesses.</p>



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	<p>infrastructure?</p> <ul style="list-style-type: none"> <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>	<p>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.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	+	+	+	<p>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.</p>

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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; 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

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SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
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: <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i>  Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	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: <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> <li>• improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i>	0	0	0	As an allocation for industrial development, a neutral effect in terms of this objective.

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	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	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

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exclusion	<ul style="list-style-type: none"> <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>	<p>social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>deprivation.</p> <p>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0	0	0	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• 400-800m access by foot to the Neighbourhood Centre (within suitable walking distance)</li> <li>• 0-1333m by bicycle to Walton Road Neighbourhood Centre</li> <li>• 10-20 minutes walk of Woking Town Centre</li> <li>• 10-20 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>The site is outside of the Neighbourhood Centre but is within</p>

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						<p>reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced.</p> <p>The development would improve access to employment.</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site and would bring derelict land into use.</p> <p>The development would support the use and remediation of contaminated previously developed land.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	-	0	0	<p>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.</p> <p>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.</p> <p>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.</p>

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8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	The development will support the remediation of contaminated land.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations.</p> <p>Optimising/mitigating measures:</p> <p>Mitigation against harm to the SPA is not usually sought for commercial development</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

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		<p>parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The industrial development would be required to achieve the energy and water components of BREEAM ‘very good’.</p> <p>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.</p> <p>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).</p> <p>Any high energy use buildings within the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>



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						of climate change  Undertake feasibility study for connection to CHP network for high energy uses
12. Reduce the impact of consumption of resources by using sustainably produced and local products	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i>  Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i>  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'.

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of the region's rivers and groundwater, and manage water resources sustainably	<ul style="list-style-type: none"> <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>	<p>bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	+	+	+	<p>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.</p>

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		within 30 minutes public transport time of key services.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	+	+	+	<p>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.</p> <p>The site will be required to meet BREEAM very good standards.</p>
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i></p>	+	+	+	<p>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.</p>

**SITE/0011/MYSH, SHLAAMS011: Former Gas Works, Boundary Road, Woking, GU21 5BX**

**0.65 hectare site for industrial use**

<p>and enhance economies of town, district, local and neighbourhood centres</p>	<p>premises, land, infrastructure and services)?</p> <ul style="list-style-type: none"> <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>	<p><i>Development Strategy 2012</i></p> <p>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).</p>				
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>Efficient use of brownfield land; Remediation of contaminated land; The accessible location of the site promotes use of sustainable modes of travel.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	<p>Provide employment/jobs that are accessible to the local population; Improve the vibrancy of the Monument Way West Industrial Area.</p>

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Undertake feasibility study for connection to CHP network for high energy uses</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <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>• Opportunities to optimise use of sustainable transport;</li> <li>• Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport;</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced;</li> </ul>
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**SITE/0041/MYSH, SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX**

**0.05 hectare site for residential**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p><i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is within Walton Road Neighbourhood Centre and adjacent to Woking Town Centre and the health services therein. This also encourages walking and cycling to key services and shops in both the neighbourhood centre and the town centre.</p>

**SITE/0041/MYSH, SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX**

**0.05 hectare site for 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 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: <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> <li>• help improve social inclusion?</li> <li>• support safe communities by reducing crime levels?</li> <li>• help reduce the fear of crime?</li> <li>• ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	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: <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

**SITE/0041/MYSH, SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX**

**0.05 hectare site for 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Walton Road Neighbourhood Centre</li> <li>• adjacent to Woking Town Centre</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the use of and remediation of previously developed land?</li> <li>• support higher density development and/or a mix of uses?</li> <li>• encourage the re-use of existing</li> </ul>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p>	+	+	+	<p>Site is an existing brownfield site and would support a higher density development. It will make effective use of the land.</p>

**SITE/0041/MYSH, SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX**

**0.05 hectare site for residential**

	<p>buildings?</p> <ul style="list-style-type: none"> <li>• result in the loss of greenfield land (including gardens)?</li> <li>• support the restoration of vacant / contaminated land?</li> </ul>	<p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid landtake of identified (including protected) habitats?</li> <li>• avoid fragmentation, and increase connectivity, of habitats?</li> <li>• avoid recreational impacts on habitats?</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.</p>



**SITE/0041/MYSH, SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX**

**0.05 hectare site for residential**

	<ul style="list-style-type: none"> <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>	<p>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.</p>				
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>                      Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	0	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p>
<p>11. Reduce the causes of climate change – particularly</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from</p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</p>

**SITE/0041/MYSH, SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX**

**0.05 hectare site for residential**

<p>by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts</p>	<p>building stock?</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase</p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>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.</p>

SITE/0041/MYSH, SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX 0.05 hectare site for residential						
sustainable management of waste	waste? • minimise waste in the construction process?	percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i>  Trends: increase in recycling and composting; decrease in waste going to landfill.				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. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i>  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. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i>  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, SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX**

**0.05 hectare site for residential**

	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.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	-	0	0	Development would result in a loss of a retail unit.

**SITE/0041/MYSH, SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX**

**0.05 hectare site for residential**

		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	-	0	0	The development of the site would result in the loss of a retail unit within the Neighbourhood Centre. Although this would lead to the loss of viable employment/jobs, it is not expected to have a significant impact on the local economy or the vibrancy of the Walton Road Neighbourhood Centre.

**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; Neighbourhood Centre location promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	Loss of retail premises within the Neighbourhood 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	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i>                      Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i>                      24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	++	++	<p>Development would contribute significantly to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 250 dwellings (SHLAA, 2014).</p> <p>This is a significant development of a scale unprecedented in the Borough and for which the primary objective is to seek qualitative improvement of housing through regeneration. This is recognised by the double positive scoring in the medium to long term, although the site would not provide 292 net additional dwellings (the equivalent to one year housing supply, the threshold used in this sustainability appraisal to differentiate when scoring between sites that positively or very positively meet SA objective 1).</p> <p>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.</p> <p>Development should support the delivery of sheltered accommodation as well as promote Lifetime Homes requirements across all housing types in line with Policy CS13.</p> <p>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.</p> <p>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</p>

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						<p>determine) .</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> <li>Development should support the delivery of sheltered accommodation as well as promote Lifetime Homes requirements across all housing types in line with Policy CS13</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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</p>	-	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will be located close to key local services and facilities which will encourage walking and cycling in the neighbourhood centre.</p> <p>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.</p> <p>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</p>



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		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.				<p>open space for both formal and informal recreation. Access to the Basingstoke Canal tow path should also be improved to encourage walking and cycling.</p> <p>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.</p> <p>The site contains overhead power lines. This could have a negative impact on the health of people working on the site.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Re-provision of the Athletics Track</li> <li>• Improved club facilities for Sheerwater FC</li> <li>• Provision of a leisure centre</li> <li>• Provision of accessible and high quality open space</li> <li>• Improved connectivity to open space and existing foot and cycle networks including to the Basingstoke Canal tow path</li> <li>• Remove or bury the overhead power lines</li> </ul>
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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 should seek to incorporate mitigation measures. All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).</p> <p>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</p> <p>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.</p>

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						<p>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.</p> <p>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>• Further investigation into the existing drainage situation of the site should be carried out</li> <li>• Locate development only on land within Flood Zone 1</li> </ul>
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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</p>	++	++	++	<p>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.</p> <p>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.</p> <p>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.</p> <p>This benefit is considered to outweigh the neutral scoring in terms of some of the other elements of this objective, such as crime reduction.</p> <p>Optimising/mitigating measures:</p>

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		have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	++	++	++	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Sheerwater Neighbourhood Centre</li> <li>• 20-30 minutes walk of Woking Railway Station</li> <li>• 0-5 minute walk to a primary school</li> <li>• 0-5 minute walk to a secondary school</li> <li>• 0-5 minute walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>This is a significant development within Sheerwater Neighbourhood Centre, of a scale unprecedented in the Borough.</p> <p>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.</p> <p>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.</p> <p>Community facilities should be located close to public transport corridors and within walking distance of new residential accommodation.</p> <p>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.</p>

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						Optimising/mitigating measures: <ul style="list-style-type: none"> <li>Provide a range of local community services and facilities</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>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.</p> <p>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</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>New facilities provided alongside a leisure centre will have to mitigate the impact of noise and light pollution, particularly for local residents in close proximity as well as the Basingstoke Canal Conservation Area and SSSI. The relocation of the Sheerwater Athletics track will help to reduce the amount of potential light pollution the site will generate.</p> <p>Optimising/mitigation measures:  Opportunities to optimise use of sustainable transport</p>

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						Mitigation measures for sources of light and noise pollution The impacts on this objective is predicted to be neutral.
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	-	-	-	<p>The densification of the site and increased land uses could have a negative impact on habitats in terms of light , noise or 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Mitigation measures to minimise light pollution Mitigation measures to minimise noise pollution Enhance green infrastructure Protect and enhance, were possible, the Basingstoke Canal</p>

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						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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>  Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	-	-	0	<p>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.</p> <p>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 through adequate screening between the canal tow path and the edge of the site area.</p> <p>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 access to the canal tow path and open spaces.</p> <p>The development should not have any impact on heritage or culturally important buildings.</p> <p>Optimising/mitigation measures:  Screening of the development from the Basingstoke Canal Conservation Area  Improving green infrastructure assets and creating new ones</p>
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p>	0	0	0	<p>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.</p>

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<p>carbon technologies and renewable sources – and adapt to its impacts</p>	<p>design and occupation?</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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.</p> <p>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).</p> <p>Any high energy use buildings within the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>• support use of materials and aggregates from nearby sources?</li> <li>• support lifestyles compatible with the objectives of sustainability?</li> </ul>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>

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	<ul style="list-style-type: none"> <li>provide land for allotments?</li> </ul>	plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p> <p>Mitigation measures to ensure watercourse does not become</p>



**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**

						contaminated
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and</i></p>	+	+	+	<p>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.</p>

**SITE/0099/MYSH, SHLAAMS092: Land within Sheerwater Priority Place , Albert Drive, Woking, GU21 5RE**  
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<p>development and education for all</p>	<ul style="list-style-type: none"> <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>	<p><i>Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				<p>A mixed use development would enable people to work near their homes.</p> <p>Improving public transport and access should enable local people to easily travel to the Borough's major centres for work.</p> <p>Development must comply with BREEAM standards.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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.</p>

**SITE/0099/MYSH, SHLAAMS092: Land within Sheerwater Priority Place , Albert Drive, Woking, GU21 5RE**  
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(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.
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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.
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Summary of Economic Impacts & Issues	Enhancement to the Neighbourhood Centre; Employment opportunities.
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- 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 where 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, where 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

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

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	0	0	0	<p>This development would involve no housing development and therefore would not contribute to this objective.</p>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan</i></p>	0	0	0	<p>As an allocation for industrial warehousing and office development, a neutral effect in terms of this objective.</p>

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	<ul style="list-style-type: none"> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</p> <p>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).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1</li> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> </ul>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and</p>	+	+	+	<p>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</p>

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	<ul style="list-style-type: none"> <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>	<p>number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>particular education and income deprivation – are above average.</p> <p>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	-	-	-	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• 800-1200m by foot to Sheerwater Neighbourhood Centre</li> <li>• 0-1333m by bicycle to Sheerwater Neighbourhood Centre</li> <li>• 10-20 minutes walk of Woking Railway Station</li> <li>• 10-20 minutes walk of Woking Town Centre</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 6-10 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>The site is outside of the Neighbourhood Centre and is beyond reasonable walking distance of key services and</p>

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						<p>facilities therein. The need to travel to access services and facilities would not be reduced.</p> <p>The development would help to support existing services and facilities in the community. It would improve access to employment.</p> <p>Overall, a single negative impact in terms of this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Improve access to key services and facilities</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site and would further intensify the existing land uses.</p> <p>The development would support the use and remediation of contaminated previously developed land.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not</p>	-	0	0	<p>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</p> <p>The design and use of the site will need to be carefully</p>



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		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: <ul style="list-style-type: none"> <li>• avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>• support the remediation of contaminated land?</li> <li>• reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i>  Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The development will support the remediation of existing contaminated land.
9. Conserve and enhance biodiversity	Would the development of the site / policy option: <ul style="list-style-type: none"> <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. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i>  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: <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management,</li> </ul>	Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i>	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

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	<p>restoration and/or sensitive reuse of a heritage asset or culturally important building?</p> <ul style="list-style-type: none"> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.</p> <p><i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010);</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The commercial/industrial development would be required to achieve the energy and water components of BREEAM 'very good'.</p> <p>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.</p> <p>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).</p> <p>Any high energy use buildings within the development should consider establishing or connecting to an existing CHP network.</p> <p>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</p>

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	<ul style="list-style-type: none"> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	increase in sustainably constructed dwellings.				<p>energy use buildings.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network for high energy use buildings</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting;</p>	-	0	0	<p>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.</p> <p><b>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.</b> The negative short term score reflects that all new development will result in a net increase in the amount of waste that is</p>

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		decrease in waste going to landfill.				<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	+	+	+	<p>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.</p>

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		(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.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	+	+	+	<p>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.</p> <p>The site will be required to meet BREEAM very good standards.</p>

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**10.1 hectare site for industrial, warehousing and offices**

		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	+	+	+	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.

**Overall Conclusions**

Summary of Social Impacts & Issues	Positive impact on health and wellbeing.
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Remediation of contaminated land; The accessible location of the site promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	Provide employment/jobs that are accessible to the local population; Improve the vibrancy of the Forsyth Road Industrial Estate.
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> </ul>	

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- 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;

**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.**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p><i>Source: Woking Service and Performance Plan</i></p>	0	0	0	<p>The site contains overhead power lines. This could have a negative impact on the health of people working on the site.</p> <p>However, as an allocation for industrial warehousing and infrastructure development, overall a neutral effect in terms of this objective.</p> <p>Optimising/mitigating measures:</p>



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**4.3 hectare site for industrial and warehousing and for road infrastructure in the form of a fourth arm to the Sheerwater link road.**

	<ul style="list-style-type: none"> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				<ul style="list-style-type: none"> <li>Remove or bury the overhead power lines.</li> </ul>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</p> <p>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).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>address issues of deprivation?</li> </ul>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and</p>	+	+	+	<p>Indices of Deprivation (IMD, 2010) identifies this postcode location as being above average in terms of overall deprivation.</p>

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**4.3 hectare site for industrial and warehousing and for road infrastructure in the form of a fourth arm to the Sheerwater link road.**

	<ul style="list-style-type: none"> <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>	<p>number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</p> <p>Development would also provide additional transport infrastructure.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• 800-1200m by foot to Walton Road Neighbourhood Centre</li> <li>• 0-1333m by bicycle to Walton Road Neighbourhood Centre</li> <li>• 20-30 minutes to nearest railway station</li> <li>• 10-20 minutes of Woking Town Centre</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>The site is outside of the Neighbourhood Centre and is beyond reasonable walking distance of key services and</p>

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**4.3 hectare site for industrial and warehousing and for road infrastructure in the form of a fourth arm to the Sheerwater link road.**

						<p>facilities therein. The need to travel to access services and facilities would not be reduced.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Improve access to key services and facilities</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site and would further intensify the existing land uses.</p> <p>The development would support the use and remediation of contaminated previously developed land.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its designation?</li> <li>• help to improve air quality?</li> <li>• support specific actions in designated AQMAs?</li> <li>• avoid an increase in congestion which</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p>	-	0	0	<p>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</p>

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**4.3 hectare site for industrial and warehousing and for road infrastructure in the form of a fourth arm to the Sheerwater link road.**

	<p>may cause pollution from traffic?</p> <ul style="list-style-type: none"> <li>• ensure people are not exposed to greater levels of noise?</li> <li>• ensure people are not exposed to light pollution?</li> </ul>	<p>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.</p>				<p>from traffic. The proposed mitigation measures will neutralise the short term negative impacts in the medium to long term.</p> <p>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.</p> <p>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.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>The development will support the remediation of contaminated land.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>An existing industrial estate (previously developed site). No ecological designations, however the site is adjacent to SSSI and SNCI.</p> <p>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</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p>	-	-	0	<p>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</p>

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.						
natural, historic and cultural assets and landscapes of Woking	<p>existing green infrastructure assets?</p> <ul style="list-style-type: none"> <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>	<p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>				<p>required.</p> <p>Optimising/mitigating measures: Ensuring there is no negative impact on the adjacent heritage asset.</p>
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies</i></p>	0	0	0	<p>The commercial development would be required to achieve the energy and water components of BREEAM 'very good'.</p> <p>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.</p> <p>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).</p> <p>Any high energy use buildings within the development should consider establishing or connecting to an existing CHP network.</p>

**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.**

	<ul style="list-style-type: none"> <li>• support the co-ordination of green infrastructure?</li> <li>• increase the capacity of the habitat to act as a carbon sink?</li> <li>• increase the resilience of the habitat to climate change impacts?</li> <li>• support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>CS9 &amp; CS22.</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network for any high energy use buildings</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking</i></p>	-	0	0	<p>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.</p> <p>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</p>

**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.**

		<p><i>Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>				<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> <li>• be accommodated within the existing public transport constraints?</li> <li>• lead to development within a main town,</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>Trends: proportion of</p>	+	+	+	<p>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.</p>

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.						
	<p>district or local centre?</p> <ul style="list-style-type: none"> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	<p>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.</p>				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	+	+	+	<p>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.</p> <p>The site will be required to meet BREEAM very good standards.</p>



**SITE/0093/MYSH, SHLAA n/a: Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5EN**  
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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	+	+	+	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 East Industrial Estate.

**Overall Conclusions**

Summary of Social Impacts & Issues	Positive impact on health and well-being.
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; The development would support the use and remediation of contaminated previously developed land.
Summary of	Commercial development of the site would encourage provision of jobs accessible to local residents;

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

Scoring System:

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

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
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: <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i>  Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	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 ha site area, 50% affordable housing provision would be required.  Optimising/mitigating measures: <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Potential to combine with other land to assemble a larger site to maximise residential development potential</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the	Would the development of the site / policy	Targets: increased life	+	+	+	Development will bring about positive impact on health and

**SITE/0013/MNTE, SHLAAMHE013: Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE**

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<p>improved health and wellbeing of the population and reduce inequalities in health</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p> <p>Development will make open space provision.</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> <li>• help improve social inclusion?</li> <li>• support safe communities by reducing crime levels?</li> </ul>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i></p>	0	0	0	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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</p>

**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**

	<ul style="list-style-type: none"> <li>• help reduce the fear of crime?</li> <li>• ensure the timely provision of infrastructure to support communities?</li> </ul>	<p><i>Performance Plan 2013-14</i></p> <p>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.</p>				<p>scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would improve access to open space.</p> <p>The development would help to support existing services and facilities in the community.</p>

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**0.85 hectare site for residential including Affordable Housing and open space**

						<p>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.</p> <p>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).</p> <p>Overall, a neutral score.</p> <p>Optimising/mitigation measures:</p> <ul style="list-style-type: none"> <li>• Relocation of any operational buildings on site</li> <li>• Re-provision of commuter car parking</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is existing previously developed land.</p> <p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its designation?</li> <li>• help to improve air quality?</li> <li>• support specific actions in designated AQMAs?</li> <li>• avoid an increase in congestion which</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p>	-	0	0	<p>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.</p> <p>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</p>

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**0.85 hectare site for residential including Affordable Housing and open space**

	<p>may cause pollution from traffic?</p> <ul style="list-style-type: none"> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	<p>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.</p>				<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p> <p>Noise attenuation measures to address adjacent railway line.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of</p>	0	0	0	<p>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.</p> <p>Optimising/mitigating measures:</p>

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						
cultural assets and landscapes of Woking	<ul style="list-style-type: none"> <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>	<p>open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				<p>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.</p> <p>Design should also have regard to the site's topography and to overall townscape in terms of building heights.</p>
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>• support the co-ordination of green</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.</p> <p><i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>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.</p>



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	<p>infrastructure?</p> <ul style="list-style-type: none"> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater,	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework</i></p>	0	0	0	<p>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</p>

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<p>and manage water resources sustainably</p>	<ul style="list-style-type: none"> <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>	<p><i>Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>basis.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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.</p> <p>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.</p> <p>Overall, considered likely to lead to a positive impact in terms of this objective.</p> <p>Optimising/mitigating measures: Provision of alternative car parking to serve the railway station.</p> <p>Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	0	0	0	<p>The site is within the Town Centre and has excellent accessibility to key local services including schools.</p> <p>result in loss of the signal box building and associated buildings, which would require relocation if operational.</p> <p>Optimising/mitigation measures: Relocation of any operational buildings on site.</p>
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town,	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p>	0	0	0	<p>Comments: Development would result in loss of the signal box building and associated buildings, which would require relocation if operational.</p> <p>Optimising/mitigation measures: Relocation of any operational buildings on site.</p>

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<p>district, local and neighbourhood centres</p>	<ul style="list-style-type: none"> <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>	<p>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).</p>				
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement; Positive impact on health and wellbeing; Potential loss of operational buildings.</p>
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<p>Summary of Environmental Impacts &amp; Issues</p>	<p>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.</p>
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<p>Summary of Economic Impacts &amp; Issues</p>	
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<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Potential to combine with other land to assemble a larger site to maximise residential development potential</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Relocation of any operational buildings on site</li> <li>• Re-provision of commuter car parking</li> <li>•</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Relocation of any operational buildings on site</li> <li>• Remediation of land, if required</li> <li>• Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport</li> <li>• Noise attenuation measures to address adjacent railway line</li> </ul>
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- 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, SHLAAMHE011: Car park (east), Oriental Road, Woking, GU22 8BD 1.2 hectare site for residential including Affordable Housing and communal open space						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 250 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p> <p>Development will make open space provision.</p>

**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**

	<ul style="list-style-type: none"> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</p> <p>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).</p> <p>Optimising/mitigating measures:</p>

**SITE/0011/MNTE, SHLAAMHE011: Car park (east), Oriental Road, Woking, GU22 8BD**  
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						<ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• provide local community services (e.g. education, health, leisure and recreation)?</li> <li>• improve access to existing key services including education, employment,</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased</p>	0	0	0	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> </ul>



**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**

	<p>recreation, health, community services, cultural assets, historic environment?</p> <ul style="list-style-type: none"> <li>• help support existing community facilities?</li> <li>• help support the provision of religious cultural uses?</li> </ul>	<p>accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> <li>• 21-25 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would improve access to open space.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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).</p> <p>Overall, a neutral score.</p> <p>Optimising/mitigation measures:</p> <ul style="list-style-type: none"> <li>• Re-provision of commuter car parking</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is existing previously developed land. Its development will maximise the efficient use of resources.</p> <p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
<p>7. Minimise air, light</p>	<p>Would the development of the site / policy</p>	<p>Targets: improve air</p>	-	0	0	<p>Town Centre location of this site promotes sustainable</p>

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						
and noise pollution	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>				<p>modes of transport: very close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic.</p> <p>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</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p> <p>Noise attenuation measures to address adjacent railway line.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid landtake of identified (including protected) habitats?</li> <li>• avoid fragmentation, and increase connectivity, of habitats?</li> <li>• avoid recreational impacts on habitats?</li> <li>• avoid adverse hydrological impacts on habitats?</li> <li>• avoid the impacts of vehicle emissions on habitats?</li> <li>• avoid the impact of light on habitats?</li> <li>• preserve and protect existing habitats?</li> <li>• provide opportunities for enhancement</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.</p>

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	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>  Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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.</p> <p>Design to have regard to adjacent mature trees.</p>
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i>  Dwellings to meet energy and water categories of Code Level 4. <i>Source:</i></p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes.</p> <p>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.</p> <p>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water</p>

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to its impacts	<ul style="list-style-type: none"> <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> </ul> NB. Flooding covered by SA3 and Sustainable travel covered by SA15	<p><i>Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p>	-	0	0	<p>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.</p>

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		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: <ul style="list-style-type: none"> <li>• support the improvement of water quality?</li> <li>• support the efficient use of water resources?</li> <li>• operate within the existing capacities for water supply and wastewater treatment?</li> <li>• prevent water resource pollution?</li> <li>• facilitate water quality to be achieved through remediation?</li> <li>• provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i>  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: <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> <li>• be accommodated within the existing public transport constraints?</li> <li>• lead to development within a main town, district or local centre?</li> <li>• improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i>  Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town	+	+	+	Site lies within Town Centre and promotes sustainable forms of travel. Highly sustainable location adjacent to railway station. Also close to Oriental Road shopping parade and schools.  Development would result in the loss of an existing car park serving the railway station (providing a proportion of the total 570 spaces). This could adversely impact on accessibility to public transport.  Overall, considered likely to lead to a positive impact in terms of this objective.  Optimising/mitigating measures: Provision of alternative car parking to serve the railway station.  Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

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		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.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	0	0	0	The site is within the Town Centre and has excellent accessibility to key local services including schools.
17. Provide a range	Would the development of the site / policy	Targets: increase in	0	0	0	Regard to be given to the operational requirements of the

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<p>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</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>				<p>adjacent railway land.</p>
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement;          Positive impact on health and wellbeing;          Loss of commuter parking (lack of support for community infrastructure).</p>
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>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.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	

Summary of optimising/mitigating measures:  
 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

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- 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



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						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: supporting strong, vibrant and healthy communities						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p><i>Source: Woking Service</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing by providing decent homes.</p>

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						
	<ul style="list-style-type: none"> <li>• reduce health inequalities?</li> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p><i>and Performance Plan 2013-14</i></p> <p>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.</p>				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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>

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						
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	-	-	-	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• 800-1200m access by foot to nearest centre</li> <li>• 0-1333m access by bicycle to nearest centre</li> <li>• 10-20min distance to Woking town centre</li> <li>• 10-20 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 21-25 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> </ul> <p>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</p>

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**0.53 hectare site for residential including Affordable mixed-use development to comprise residential including Affordable Housing and offices**

						<p>would not be reduced.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Employment use would be retained.</p> <p>Overall, a single negative impact in terms of this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Improve access to key services and facilities</li> </ul>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site. Its development will intensify the use of the land and maximise the use of previously developed land.</p> <p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its designation?</li> <li>• help to improve air quality?</li> <li>• support specific actions in designated AQMAs?</li> <li>• avoid an increase in congestion which may cause pollution from traffic?</li> <li>• ensure people are not exposed to</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an</p>	-	0	0	<p>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.</p> <p>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</p>

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	<p>greater levels of noise?</p> <ul style="list-style-type: none"> <li>ensure people are not exposed to light pollution?</li> </ul>	<p>air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.</p>				<p>predicted to be neutralised by the mitigation measures that will be introduced to make the development acceptable</p> <p>Optimising/mitigation measures:</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no ecological designations.</p> <p>Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets</p>	-	-	-	<p>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</p> <p>Optimising/mitigating measures: Design should have regard to the setting of adjacent listed buildings.</p>

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**0.53 hectare site for residential including Affordable mixed-use development to comprise residential including Affordable Housing and offices**

	<ul style="list-style-type: none"> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>(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 place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green</p>

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						
	for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15					infrastructure features  Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i>  Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i>  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: <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework</i>	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-

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						
and manage water resources sustainably	<ul style="list-style-type: none"> <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>	<p><i>Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>residential buildings over 1,000 sqm.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>



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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	+	+	+	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 economy and, in particular, support and enhance economies of town,	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p>	+	+	+	Mixed-use development will bring forward commercial use, and promote generation of jobs.

<b>SITE/0016/MNTE, SHLAAMHE016: Lion House and car park, Oriental Road, Woking, GU22 7BA</b> <b>0.53 hectare site for residential including Affordable mixed-use development to comprise residential including Affordable Housing and offices</b>						
district, local and neighbourhood centres	<ul style="list-style-type: none"> <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>	<p>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).</p>				
<b>Overall Conclusions</b>						
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 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 optimising/mitigating measures: <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Improve access to key services and facilities</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM ‘very good’ for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>• All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Remediation of land, if required.</li> <li>• Design should also have regard to the setting of adjacent listed buildings.</li> <li>• Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</li> </ul>						



SITE/0014/MNTE, SHLAAMHE014: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ						
0.33 hectare site for residential including Affordable Housing						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: <i>Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. Source: <i>Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: <i>Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 88 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: <i>Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing by providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

**SITE/0014/MNTE, SHLAAMHE014: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ**

**0.33 hectare site for residential including Affordable Housing**

	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	0	0	0	Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.

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<p>exclusion</p>	<ul style="list-style-type: none"> <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>	<p>social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• 800-1200m access by foot to nearest centre</li> <li>• 0-1333m access by bicycle to nearest centre</li> <li>• 0-10 min distance to Woking town centre</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> </ul> <p>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.</p>

SITE/0014/MNTE, SHLAAMHE014: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ 0.33 hectare site for residential including Affordable Housing						
						The development would help to support existing services and facilities in the community.
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing previously developed land. It will lead to the intensification of the use of previously developed land</p> <p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required. Scope to reuse the existing building through conversion and adaptations?</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>• support the remediation of contaminated</li> </ul>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p>	0	0	0	<p>It predicted that the impacts will be neutral</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>

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	<p>land?</p> <ul style="list-style-type: none"> <li>• reduce the risk of creating further contamination?</li> </ul>	<p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity.  <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no ecological designation</p> <p>Optimising/mitigating measures:  All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i>  Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p> <p>Optimising/mitigating measures:  Design of development to have regard to this prominent corner position and vibrancy at ground floor level.</p>



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		quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i>  Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i>  Increase green infrastructure for adaptation purposes (including SUDS).  <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures:  Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>

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						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p>	0	0	0	<p>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.</p> <p>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</p>

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	<ul style="list-style-type: none"> <li>• facilitate water quality to be achieved through remediation?</li> <li>• provide adequate wastewater and sewerage infrastructure?</li> </ul>	<p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>neighbouring boroughs).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>

Economic objectives: building a strong, responsive and competitive economy

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<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Site currently in use as a sorting office, an employment use. Mixed-use retail and residential development will maintain some jobs, but potentially fewer than the existing use.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>• increase the economic benefit derived from the historic environment?</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Site currently in use as a sorting office, an employment use. Mixed-use retail and residential development will maintain some jobs, but potentially fewer than the existing use.</p>

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centres	<ul style="list-style-type: none"> <li>• support start-up and local businesses?</li> <li>• support the vibrancy of the town, district and local centres?</li> </ul>	<p>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).</p>				
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**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 and opportunity to remediate 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	Loss of some employment floorspace. However retail development at ground floor would encourage provision of jobs accessible to local residents. Development would support the economy of the Town Centre.

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• All housing allocation are required to make a contribution to avoid harm to the SPA (Policy CS8)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Remediation of land, if required</li> <li>• Scope to reuse the existing building through conversion and adaptations?</li> <li>• Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport</li> <li>• Remediation of land, if required</li> <li>• Design of development to have regard to this prominent corner position and vibrancy at ground floor level</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>• Undertake feasibility study for connection to CHP network</li> </ul>
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## Mount Hermon West Ward Site Allocations

Scoring System:

++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	-- Very negative impact	! Effect depends on how allocation implemented	? Uncertain
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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	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: supporting strong, vibrant and healthy communities						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.

SITE/0054/MNTW, SHLAA n/a: Victoria Arch, Victoria Way, Woking, GU21 6DD 0.15 hectare site for essential infrastructure – road improvement						
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	As an allocation for infrastructure development, 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the development would have to take into</li> </ul>



**SITE/0054/MNTW, SHLAA n/a: Victoria Arch, Victoria Way, Woking, GU21 6DD**  
**0.15 hectare site for essential infrastructure – road improvement**

						<p>account SuDS and provide suitable surface and foul water drainage</p> <ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>The development of additional/improved infrastructure will assist in supporting communities.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment,</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>Woking Town Centre</li> <li>High Accessibility Zone (parking)</li> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> </ul>

SITE/0054/MNTW, SHLAA n/a: Victoria Arch, Victoria Way, Woking, GU21 6DD 0.15 hectare site for essential infrastructure – road improvement						
	<p>recreation, health, community services, cultural assets, historic environment?</p> <ul style="list-style-type: none"> <li>• help support existing community facilities?</li> <li>• help support the provision of religious cultural uses?</li> </ul>	<p>accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> <li>• 16-20 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p> <p>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.</p>
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	0	0	0	<p>The development involves underground tunnels for pedestrian and cycle paths. It is predicted to have a neutral impact on this objective.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its designation?</li> <li>• help to improve air quality?</li> <li>• support specific actions in designated AQMAs?</li> <li>• avoid an increase in congestion which may cause pollution from traffic?</li> <li>• ensure people are not exposed to greater levels of noise?</li> <li>• ensure people are not exposed to light</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area.</p>	+	+	+	<p>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.</p>

SITE/0054/MNTW, SHLAA n/a: Victoria Arch, Victoria Way, Woking, GU21 6DD 0.15 hectare site for essential infrastructure – road improvement						
	pollution?	Light pollution is not currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	The impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: An ecological assessment may be required for the site</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5</p>	0	0	0	<p>The site is within 250m of locally listed buildings on Guildford Road. Unlikely to have an impact on heritage assets.</p> <p>Optimising/mitigating measures: Development should preserve and enhance heritage assets and their setting, including locally listed buildings.</p>

**SITE/0054/MNTW, SHLAA n/a: Victoria Arch, Victoria Way, Woking, GU21 6DD**  
**0.15 hectare site for essential infrastructure – road improvement**

	<p>historic environment and cultural assets?</p>	<p>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 place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The redevelopment of this site would have minimal impacts on this objective.</p>

SITE/0054/MNTW, SHLAA n/a: Victoria Arch, Victoria Way, Woking, GU21 6DD 0.15 hectare site for essential infrastructure – road improvement						
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the improvement of water quality?</li> <li>• support the efficient use of water resources?</li> <li>• operate within the existing capacities for water supply and wastewater treatment?</li> <li>• prevent water resource pollution?</li> <li>• facilitate water quality to be achieved through remediation?</li> <li>• provide adequate wastewater and</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains</p>	0	0	0	

**SITE/0054/MNTW, SHLAA n/a: Victoria Arch, Victoria Way, Woking, GU21 6DD**  
**0.15 hectare site for essential infrastructure – road improvement**

	sewerage infrastructure?	poor/moderate; consumption of water remains high.				
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	0	0	0	The impacts are predicted to be neutral.
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> <li>• enable local people to work near their</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic</i></p>	0	0	0	No direct relevance.

**SITE/0054/MNTW, SHLAA n/a: Victoria Arch, Victoria Way, Woking, GU21 6DD**  
**0.15 hectare site for essential infrastructure – road improvement**

education for all	<p>homes?</p> <ul style="list-style-type: none"> <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>	<p><i>Development Strategy (2012)</i></p> <p>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.</p> <p>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).</p>				
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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);</p>	+	+	+	The Victoria Arch capacity improvement project would be key to enhancing the Town Centre economy.

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		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).				
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**Overall Conclusions**

Summary of Social Impacts & Issues	Timely provision of infrastructure to support communities; Significantly improved access to Town Centre jobs, shops, services and facilities.
Summary of Environmental Impacts & Issues	Improved transport interchange would reduce congestion and thus reduce air pollution and carbon emissions from traffic; Proximity of heritage assets to be taken into account.
Summary of Economic Impacts & Issues	Improving essential transport infrastructure would be a significant factor in enhancing the economy of Woking Town Centre.

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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>• Development should preserve and enhance heritage assets and their setting, including locally listed assets on Guildford Road;</li> <li>• A ecological assessment may be required</li> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>• Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Construction phase to have regard to the sustainable use and re-use of resources and reduction and recycling of waste produced.</li> </ul>	
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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						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan 2013-14</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is within Woking Town Centre. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p> <p>The site is within suitable walking distance of leisure and open space facilities surrounding Woking Leisure Centre (10</p>

**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**

	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.				mins walk).
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	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.

**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**

exclusion	<ul style="list-style-type: none"> <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>	<p>social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 11-15 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would improve access to employment.</p>

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						The development would help to support existing services and facilities in the community.
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Opportunities to optimise use of sustainable transport, for example, through improved pedestrian links.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>• support the remediation of contaminated land?</li> </ul>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p>	0	0	0	The impacts are predicted to be neutral.

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	<ul style="list-style-type: none"> <li>• reduce the risk of creating further contamination?</li> </ul>	<p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations</p> <p>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.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p> <p>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.</p>

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		Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
12. Reduce the impact of consumption of	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• incorporate sustainable design and</li> </ul>	<p>Targets: increase use of locally produced resources. <i>Source: Core</i></p>	0	+	+	<p>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.</p>

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resources by using sustainably produced and local products	<p>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?</p> <ul style="list-style-type: none"> <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>	<p><i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>				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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>

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<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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.</p> <p>Optimising/mitigating measures:          Conduct a Travel Plan to explore opportunities to maximise use of sustainable transport modes;          Improved provision for cycling infrastructure.</p>
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> <li>• enable local people to work near their homes?</li> <li>• ensure the timely provision of infrastructure?</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Any commercial use provided as part of redevelopment would encourage provision of jobs accessible to local residents.</p>



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	<ul style="list-style-type: none"> <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>	<p>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.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	+	+	+	<p>The mixed-use development of this site could deliver employment floorspace, and provide for the needs of urban businesses.</p>

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		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).				
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**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.

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• All housing allocations are required to make a contribution to avoid harm to the SPA (policy CS8)</li> <li>• Design of development to take into account prominent corner position and enhance townscape</li> <li>• Conduct a Travel Plan to explore opportunities to maximise use of sustainable transport modes</li> <li>• Improved provision for cycling infrastructure</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 , and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Undertake feasibility study for connection to CHP network</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>	
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SITE/0030/MNTW, SHLAAMHW030: Former St Dunstons, White Rose Lane, Woking, GU22 7AG						
0.21 hectare site for mixed-use development to comprise of retail and residential including Affordable Housing						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 91 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan 2013-14</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is within Woking Town Centre. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p> <p>It is also within 750m of Woking Leisure Centre and Woking Park.</p>

**SITE/0030/MNTW, SHLAAMHW030: Former St Dunstons, White Rose Lane, Woking, GU22 7AG**  
**0.21 hectare site for mixed-use development to comprise of retail and residential including Affordable Housing**

	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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

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**0.21 hectare site for mixed-use development to comprise of retail and residential including Affordable Housing**

<p>crime and social exclusion</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>any issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 11-15 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> <li>•</li> </ul> <p>The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and</p>

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						<p>facilities. The need to travel to access services and facilities will be reduced.</p> <p>The development would improve access to employment (retail).</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site and development would further intensify the existing land uses.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>It is in close proximity to sustainable modes of transport including local bus services, Woking Railway Station and the local cycle network.</p> <p>Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.</p>
8. Reduce land	Would the development of the site / policy	Targets: reduce land	0	0	0	Impacts are predicted to be neutral.

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contamination and safeguard agricultural soil quality	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations. The site has been cleared and is now overgrown.</p> <p>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.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	0	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p>

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		<p>historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures:          Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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,</p>



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						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: <ul style="list-style-type: none"> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i>  Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i>  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: <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> 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

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	<p>treatment?</p> <ul style="list-style-type: none"> <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>	<p>homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>any development is therefore unlikely to affect zones within neighbouring boroughs).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p>
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of	<p>Would the development of the site / policy option:</p>	<p>Targets: increase employment provision and</p>	+	+	+	<p>Mixed-use development will bring forward commercial use, and promote the generation of jobs. It will help support the</p>

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<p>employment and productivity, and encourage high quality, low impact development and education for all</p>	<ul style="list-style-type: none"> <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>	<p>job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				<p>local economy and bring forward high quality commercial premises that are fit for the needs of modern businesses.</p> <p>A mixed use development will enable local people to live near places of work and help to reduce the need to travel.</p> <p>The commercial element of the development will support the provision of BREEAM very good standard.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>• increase the economic benefit derived from the historic environment?</li> <li>• support start-up and local businesses?</li> <li>• support the vibrancy of the town, district</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Mixed-use development would bring forward high quality commercial development within Woking Town Centre that would support a vibrant town centre and local economy.</p>

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	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).				
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**Overall Conclusions**

Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing;
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	Commercial development of the site would encourage provision of jobs accessible to local 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.

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Undertake feasibility study for connection to CHP network</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>• All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Opportunities to optimise use of sustainable transport</li> </ul>
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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	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: supporting strong, vibrant and healthy communities						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 20 dwellings (SHLAA, 2014).</p> <p>The site would be expected to re-provide the existing specialist accommodation on site.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Re-provision of the existing specialist accommodation on site</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is within Woking Town Centre. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p> <p>It is also within 750m of Woking Leisure Centre and Woking</p>

**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**

	<ul style="list-style-type: none"> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				Park.
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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>

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**0.1 hectare site for mixed-use development to comprise offices and residential including Affordable Housing**

<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• provide local community services (e.g. education, health, leisure and recreation)?</li> <li>• improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>• help support existing community facilities?</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 11-15 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul>

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	<ul style="list-style-type: none"> <li>• help support the provision of religious cultural uses?</li> </ul>					<p>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.</p> <p>The development would improve access to employment (retail).</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site and would further intensify the existing land uses and maximise the use of previously developed land..</p>
<p>7. Minimise air, light and noise pollution</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures:          Opportunities to optimise use of sustainable transport.</p>



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		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: <ul style="list-style-type: none"> <li>• avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>• support the remediation of contaminated land?</li> <li>• reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i>  Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	The impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option: <ul style="list-style-type: none"> <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. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i>  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: <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural</li> </ul>	Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i>  Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

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	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 place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p>

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						
						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: <ul style="list-style-type: none"> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i>  Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i>  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: <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i>	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.

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resources sustainably	<p>resources?</p> <ul style="list-style-type: none"> <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>	<p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p>

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**Economic objectives: building a strong, responsive and competitive economy**

<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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.</p> <p>A mixed use development will enable local people to live near places of work and help to reduce the need to travel.</p> <p>The commercial element of the development will support the provision of BREEAM very good standard.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>• increase the economic benefit derived</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Mixed-use development would bring forward high quality commercial development within Woking Town Centre that would support a vibrant town centre and local economy.</p>

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neighbourhood centres	<p>from the historic environment?</p> <ul style="list-style-type: none"> <li>• support start-up and local businesses?</li> <li>• support the vibrancy of the town, district and local centres?</li> </ul>	<p>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).</p>				
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**Overall Conclusions**

Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing;
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	Commercial development of the site would encourage provision of jobs accessible to local 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
  - Re-provision 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 be 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

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						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: supporting strong, vibrant and healthy communities						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 48 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is within Woking Town Centre. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p> <p>It is also within 750m of Woking Leisure Centre and Woking Park.</p>

**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**

	<p>open space for informal and/or formal recreation?</p>	<p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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>



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						
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 11-15 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and</p>

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						
						<p>facilities. The need to travel to access services and facilities will be reduced.</p> <p>The development would improve access to employment (offices).</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site and would further intensify the existing land uses and maximise the use of previously developed land..</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.</p>
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						
contamination and safeguard agricultural soil quality	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations</p> <p>Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	-	-	-	<p>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.</p> <p>Optimising/mitigating measures: Consider the locally listed asset in the design of the development.</p>

**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**

		<p>historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.</p> <p><i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures:          Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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,</p>

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						
						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: <ul style="list-style-type: none"> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i>  Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i>  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: <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> 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 0.32 hectare site for mixed-use development to comprise offices and residential including Affordable Housing						
	<p>treatment?</p> <ul style="list-style-type: none"> <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>	<p>homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>any development is therefore unlikely to affect zones within neighbouring boroughs).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>Site lies within Woking Town Centre and promotes 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.</p>
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of	<p>Would the development of the site / policy option:</p>	<p>Targets: increase employment provision and</p>	+	+	+	<p>Mixed-use development will bring forward commercial use, and promote the generation of jobs. It will help support the</p>

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<p>employment and productivity, and encourage high quality, low impact development and education for all</p>	<ul style="list-style-type: none"> <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>	<p>job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				<p>local economy and bring forward high quality commercial premises that are fit for the needs of modern businesses.</p> <p>A mixed use development will enable local people to live near places of work and help to reduce the need to travel.</p> <p>Development could result in the loss of the Coroners' Court which is currently being relocated to the site. However if this could be incorporated into the development or relocated elsewhere in the town centre, there could be no net loss in employment/jobs.</p> <p>The commercial element of the development will support the provision of BREEAM very good standard.</p> <p>Optimising/mitigating measures:          Relocation of existing land use</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>• increase the economic benefit derived from the historic environment?</li> <li>• support start-up and local businesses?</li> <li>• support the vibrancy of the town, district</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Mixed-use development would bring forward high quality commercial development within Woking Town Centre that would support a vibrant town centre and local economy.</p>

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0.32 hectare site for mixed-use development to comprise offices and residential including Affordable Housing**

	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).				
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**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; Locally listed building in close proximity; Town Centre location promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	Commercial development of the site would encourage provision of jobs accessible to local 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; Development could result in the loss of the Coroners' 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



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

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i>                      Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i>                      24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	0	0	0	<p>This development would involve no housing development and therefore would not contribute to this objective.</p>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan 2013-14</i></p>	0	0	0	<p>As an allocation for office development, a neutral effect in terms of this objective.</p>

**SITE/0053/MNTW, SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ**

**0.9 hectare site for offices**

	<p>open space for informal and/or formal recreation?</p>	<p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014.                      Total number of people</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

**SITE/0053/MNTW, SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ**

**0.9 hectare site for offices**

		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>Woking Town Centre</li> <li>High Accessibility Zone (parking)</li> <li>0-10 minutes to nearest railway station</li> <li>11-15 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>within 250m of cycle route and public footpath</li> <li>within 250m of bus services and bus stops</li> </ul> <p>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.</p> <p>The development would improve access to employment (offices).</p> <p>The development would help to support existing services and facilities in the community.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the use of and remediation of previously developed land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between	+	+	+	Site is an existing brownfield site and would further intensify the existing land uses.

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**0.9 hectare site for offices**

	<ul style="list-style-type: none"> <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>	<p>2010 and 2027. <i>Source: Core Strategy Policy CS10.</i> Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	0	0	0	<p>Development impacts are predicted to be neutral.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid landtake of identified (including protected) habitats?</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey)</i></p>	0	0	0	<p>Previously developed site, no known ecological designations</p> <p>Optimising/mitigating measures: All housing allocations are required to make a contribution to</p>

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**0.9 hectare site for offices**

	<ul style="list-style-type: none"> <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>	<p><i>Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>				<p>avoid harm to the SPA.</p>
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p>

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**0.9 hectare site for offices**

<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The commercial development would be required to achieve the energy and water components of BREEAM 'very good'.</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>

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**0.9 hectare site for offices**

<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> <li>• be accommodated within the existing public transport constraints?</li> <li>• lead to development within a main town,</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>Trends: proportion of</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>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.</p>

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**0.9 hectare site for offices**

	<p>district or local centre?</p> <ul style="list-style-type: none"> <li>• improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	<p>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.</p>				
<p><b>Economic objectives: building a strong, responsive and competitive economy</b></p>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	+	+	+	<p>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.</p> <p>A development in this location will enable local people to live near places of work and help to reduce the need to travel.</p> <p>The development will support the provision of BREEAM very good standard.</p>



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**0.9 hectare site for offices**

		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	+	+	+	Commercial development would bring forward high quality development within Woking Town Centre that would support a vibrant town centre and local economy.

**Overall Conclusions**

Summary of Social Impacts & Issues	Positive impact on health and well-being.
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Remediation of contaminated land; Town Centre location promotes use of sustainable modes of travel.
Summary of	Commercial development of the site would encourage provision of jobs accessible to local residents;

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**0.9 hectare site for offices**

Economic Impacts & Issues

Commercial development of the site would provide for the needs of business in urban areas;  
Development would support and enhance the economy of the Town Centre.

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

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						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	++	++	<p>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).</p> <p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan 2013-14</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>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.</p>

**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**

	<p>open space for informal and/or formal recreation?</p>	<p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures:</p>

**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**

						<ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• provide local community services (e.g. education, health, leisure and recreation)?</li> <li>• improve access to existing key services including education, employment,</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased</p>	0	0	0	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• 0-10 minutes to Woking Railway Station</li> <li>• 11-15 minutes walk to a primary school</li> </ul>

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	<p>recreation, health, community services, cultural assets, historic environment?</p> <ul style="list-style-type: none"> <li>• help support existing community facilities?</li> <li>• help support the provision of religious cultural uses?</li> </ul>	<p>accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> <li>• 26-30 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Re-provide existing employment use, prior to development</li> </ul>
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**Environmental objectives: protecting and enhancing our natural, built and historic environment**

<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>It is not considered that this site is previously developed land. In this regard, development will have neutral impacts on this objective.</p>
<p>7. Minimise air, light and noise pollution</p>	<p>Would the development of the site / policy option:</p>	<p>Targets: improve air quality. <i>Source: Air Quality</i></p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>Site is in close proximity to the railway line and potential for noise pollution at least in the short term.</p>

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	<ul style="list-style-type: none"> <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>	<p><i>Progress Report 2014</i>  Maintain low levels of light and noise pollution.  <i>Source: Core Strategy Objective</i></p> <p>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.</p>				<p>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.</p> <p>Development would also reduce the amount of commercial traffic generated in the Town Centre.</p> <p>Optimising/mitigation measures:  Opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.  <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>The development will support the remediation of contaminated land and reduce the risk of creating further contamination.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity.  <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations</p> <p>Optimising/mitigating measures:  All housing allocations are required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i></p>	-	-	-	<p>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.</p> <p>The site is also adjacent to the Mount Hermon Conservation</p>

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<p>natural, historic and cultural assets and landscapes of Woking</p>	<p>existing green infrastructure assets?</p> <ul style="list-style-type: none"> <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>	<p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>				<p>Area.</p> <p>Optimising/mitigating measures:  Design of development to carefully consider the adjacent Grade II Listed heritage asset and Mount Hermon Conservation Area.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies</i></p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The residential development would be required to achieve the energy and water components of Level 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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p>



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	<ul style="list-style-type: none"> <li>• support the co-ordination of green infrastructure?</li> <li>• increase the capacity of the habitat to act as a carbon sink?</li> <li>• increase the resilience of the habitat to climate change impacts?</li> <li>• support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>CS9 &amp; CS22.</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p>	-	0	0	<p>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.</p>

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		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: <ul style="list-style-type: none"> <li>• support the improvement of water quality?</li> <li>• support the efficient use of water resources?</li> <li>• operate within the existing capacities for water supply and wastewater treatment?</li> <li>• prevent water resource pollution?</li> <li>• facilitate water quality to be achieved through remediation?</li> <li>• provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i>  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: <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> <li>• be accommodated within the existing public transport constraints?</li> <li>• lead to development within a main town, district or local centre?</li> <li>• improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i>  Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase	+	+	+	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.

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		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.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	-	-	-	<p>Development would result in the loss of employment/jobs. This could be mitigated if the existing land use is relocated elsewhere within the borough.</p> <p>Residential development in this location would enable people to live within Woking Town Centre. This would enable people to live near places of work and have good access to Woking Railway Station.</p> <p>Optimising/mitigating measures: Relocate the existing land use within the borough.</p>

**SITE/0014/MNTW, SHLAAMHW014: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE**  
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<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	-	-	-	<p>Development would result in the loss of employment/jobs. This could be mitigated if the existing land use is relocated elsewhere within the borough.</p> <p>Optimising/mitigating measures: Relocate the existing land use within the borough.</p>
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement; Positive impact on health and wellbeing;</p>
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>Efficient use of brownfield land; Remediation of contaminated land; Town Centre location promotes use of sustainable modes of travel.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	<p>Development would result in the loss of employment/jobs.</p>

- 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**

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- 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	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 90 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>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.</p>

**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.**

	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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

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.						
crime and social exclusion	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>any issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• Woking Town Centre</li> <li>• High Accessibility Zone (parking)</li> <li>• within the Guildford Road Shopping Parade</li> <li>• 0-10 minutes to Woking Railway Station</li> <li>• 11-15 minutes walk to a primary school</li> <li>• 16-20 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> <li>• within 250m of cycle route and public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and</p>



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.						
						<p>facilities. The need to travel to access services and facilities will be reduced.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Employment uses (offices and retail) would be retained.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>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.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>
8. Reduce land contamination and	<p>Would the development of the site / policy option:</p>	<p>Targets: reduce land contamination and avoid</p>	+	+	+	<p>Development of the site will support the remediation of contaminated previously developed land.</p>

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safeguard agricultural soil quality	<ul style="list-style-type: none"> <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>	<p>development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations</p> <p>Optimising/mitigating measures:</p> <p>All housing allocations are required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	-	-	-	<p>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.</p> <p>The site is also opposite to The Police Station on Station Approach which is a locally listed asset.</p> <p>Optimising/mitigating measures: Design to have regard to locally listed assets.</p>

**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.**

		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 place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>

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.						
						<p>use of energy and adapt to the impacts of climate change</p> <p>Undertake feasibility study for connection to CHP network</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core</i></p>	0	0	0	<p>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.</p> <p>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</p>

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.						
	<ul style="list-style-type: none"> <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>	<p><i>Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>neighbouring boroughs).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>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.</p> <p><i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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 will reduce the need to travel, particularly by car.</p>
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>encourage diversity and quality of</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase</p>	+	+	+	<p>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</p>

**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.**

<p>productivity, and encourage high quality, low impact development and education for all</p>	<p>employment in the Borough?</p> <ul style="list-style-type: none"> <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>	<p>access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>				<p>premises that are fit for the needs of modern businesses.</p> <p>A mixed use development will enable local people to live near places of work and help to reduce the need to travel.</p> <p>The commercial element of the development will support the provision of BREEAM very good standard.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data);</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Mixed-use development would bring forward high quality commercial and retail development within Woking Town Centre that would support a vibrant town centre and local economy.</p>

**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.**

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; Remediation of contaminated land; Town Centre location promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	Commercial development of the site would encourage provision of jobs accessible to local residents; Commercial development of the site would provide for the needs of business in urban areas; 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.

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Undertake feasibility study for connection to CHP network</li> <li>• Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use</li> <li>• Design to have regard to locally listed assets</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>	
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## St Johns and Hook Heath Ward Site Allocations

Scoring System:

++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	-- Very negative impact	Effect depends on how allocation implemented	? Uncertain
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**SITE/0011/SJHH, SHLAASJHH011: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA  
0.12 hectare site for residential including Affordable Housing**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
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: <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i>  Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	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), but under 0.5 ha site area, 30% affordable housing provision would be required.  Optimising/mitigating measures: <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
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.



**SITE/0011/SJHH, SHLAASJHH011: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA**

**0.12 hectare site for residential including Affordable Housing**

<p>wellbeing of the population and reduce inequalities in health</p>	<ul style="list-style-type: none"> <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>	<p>of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>Development will encourage healthy lifestyles where residential is close to services and facilities within the local centre.</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> <li>• help improve social inclusion?</li> <li>• support safe communities by reducing crime levels?</li> <li>• help reduce the fear of crime?</li> </ul>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-</i></p>	0	0	0	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p>

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	<ul style="list-style-type: none"> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	<p>14</p> <p>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.</p>				<p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>St. Johns Local Centre</li> <li>0-10min distance to Woking town centre</li> <li>0-10 minutes distance to nearest railway station</li> <li>11-15 minutes walk to a primary school</li> <li>6-10 minutes walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>It would however be at the expense of loss of employment use.</p>

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**Environmental objectives: protecting and enhancing our natural, built and historic environment**

<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i> Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Comments: Site is an existing brownfield site and will development will maximise the efficient use of previously developed land..</p> <p>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.</p> <p>Optimising/mitigating measures: Remediation of land, if required.</p>
<p>7. Minimise air, light and noise pollution</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	<p>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.</p> <p>Optimising/mitigation measures:</p>
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:</p>

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<p>9. Conserve and enhance biodiversity</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>contamination.</p> <p>Targets: maintain and enhance biodiversity.  <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Remediation of land, if required.</p> <p>:</p> <p>Previously developed site, no known ecological designations</p> <p>Optimising/mitigating measures:</p> <p>All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p>
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.  <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Site prominently situated on a corner in a Conservation Area.</p> <p>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.</p> <p>Optimising/mitigating measures:  Design of development to have regard to the St Johns Conservation Area.</p> <p>Design of development to have regard to this prominent corner position and vibrancy at ground floor level.</p> <p>Design to respect relationship with adjacent residential properties.</p>

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		recreational facilities. No development taking place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in</p>	0	+	+	<p>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.</p>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul>	<p>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.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures:</p>

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	<ul style="list-style-type: none"> <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>	<p><i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	-	0	0	<p>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</p>

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		<p>economically active people – performing better than regional and national levels.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	-	0	0	<p>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</p>

**Overall Conclusions**

Summary of Social Positive contribution towards housing requirement;



<b>SITE/0011/SJHH, SHLAASJHH011: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA 0.12 hectare site for residential including Affordable Housing</b>	
Impacts & Issues	Positive impact on health and wellbeing; Loss of a proportion of an employment use.
Summary of Environmental Impacts & Issues	Efficient use of brownfield land and opportunity to remediate land; Local Centre location promotes use of sustainable modes of travel; Design to respect relationship with adjacent residential properties.
Summary of Economic Impacts & Issues	
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <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>• All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)</li> <li>• Remediation of land, if required</li> <li>• Design of development to have regard to the St Johns Conservation Area</li> <li>• Design of development to have regard to this prominent corner position and vibrancy at ground floor level</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>	

## West Byfleet Ward Site Allocations

Scoring System:

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

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 91 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the	Would the development of the site / policy	Targets: increased life	+	+	+	Development will bring about positive impact on health and

**SITE/0023/WBYF, SHLAAWB023: Land at Station Approach, West Byfleet, KT14 6NG [includes Sheer House]  
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<p>improved health and wellbeing of the population and reduce inequalities in health</p>	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Working Service and Performance Plan 2013-14</i></p> <p>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.</p>				<p>wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p> <p>The development will need to re-provision for community facilities (library).</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p>

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						<ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Community facilities would be re-provision of the existing.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• provide local community services (e.g. education, health, leisure and recreation)?</li> <li>• improve access to existing key services</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• West Byfleet District Centre</li> <li>• 0-10mins walking distance to West Byfleet railway station</li> <li>• 6-10 minutes walk to a primary school</li> </ul>

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	<p>including education, employment, recreation, health, community services, cultural assets, historic environment?</p> <ul style="list-style-type: none"> <li>• help support existing community facilities?</li> <li>• help support the provision of religious cultural uses?</li> </ul>	<p>Trends: increased accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> <li>• 6-10 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Development will also include community facilities (re-provision of the existing).</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Development will make efficient use of previously developed land. It will also support the regeneration of this important District Centre.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its designation?</li> <li>• help to improve air quality?</li> <li>• support specific actions in designated AQMAs?</li> <li>• avoid an increase in congestion which may cause pollution from traffic?</li> <li>• ensure people are not exposed to</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an</p>	-	0	0	<p>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.</p>

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	<p>greater levels of noise?</p> <ul style="list-style-type: none"> <li>ensure people are not exposed to light pollution?</li> </ul>	<p>air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.</p>				
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	Development of the site could help remediate existing contamination on parts of the site.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations</p> <p>Optimising/mitigating measures:</p> <p>All housing allocations are required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets</p>	-	-	-	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.

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	<ul style="list-style-type: none"> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>(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 place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>• support the co-ordination of green infrastructure?</li> <li>• increase the capacity of the habitat to act as a carbon sink?</li> <li>• increase the resilience of the habitat to climate change impacts?</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p>

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	<ul style="list-style-type: none"> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>					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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of</p>	0	0	0	<p>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.</p> <p>The Environment Agency has confirmed that there are no</p>



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sustainably	<ul style="list-style-type: none"> <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>	<p>water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	<p>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.</p>

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**Economic objectives: building a strong, responsive and competitive economy**

<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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).</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Mixed use development that has the potential to create a significant number of jobs.</p>
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town,</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Mixed use development that has the potential to create a significant number of jobs.</p>

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<p>district, local and neighbourhood centres</p>	<ul style="list-style-type: none"> <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>	<p>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).</p>				
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<ul style="list-style-type: none"> <li>• development will create enhanced social and community facilities;</li> <li>• positive contribution to housing;</li> <li>• positive impacts on health and well being.</li> </ul>
<p>Summary of Environmental Impacts &amp; Issues</p>	<ul style="list-style-type: none"> <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>
<p>Summary of Economic Impacts &amp; Issues</p>	<ul style="list-style-type: none"> <li>• Commercial development will create jobs and enhance the economy of the area.</li> </ul>

<p>Summary of optimising/mitigation measures</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Good quality design to ensure that development enhances adjacent heritage asset.</li> <li>• All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
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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						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: <i>Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: <i>Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 28 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: <i>Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and well being via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the nearby centre.</p>

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						
	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	0	0	0	Indices of Multiple Deprivation (IMD, 2010) does not identify

SITE/0050/WBYF, SHLAAB050: 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						
crime and social exclusion	<p>option:</p> <ul style="list-style-type: none"> <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>	<p>deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Working Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>any issues at this location.</p> <p>Community facilities would be re-provision of the existing. Development will have neutral impacts on this objective.</p> <p>However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• 400-800m access by foot to nearest centre (within suitable walking distance)</li> <li>• 0-1333m access by bicycle to nearest centre</li> <li>• 0-10min distance to nearest railway station</li> <li>• 0-5 minutes walk to a primary school</li> <li>• 6-10 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> </ul> <p>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.</p>

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						
						<p>The development would re-provide the existing community use.</p> <p>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.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	0	0	0	Site is within walking and cycling distance from the West Byfleet District Centre and the railway station. In this regard, it will minimise the need to travel by the car. The benefits will neutralise any potential negative impacts.
8. Reduce land contamination and	<p>Would the development of the site / policy option:</p>	<p>Targets: reduce land contamination and avoid</p>	0	0	0	Development impacts on the objective is predicted to be neutral.

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						
safeguard agricultural soil quality	<ul style="list-style-type: none"> <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>	<p>development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>				
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations Some mature trees on the boundary. Development should seek to retain trees.</p> <p>Optimising/mitigating measures:</p> <p>All housing allocations are required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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</p>	-	-	-	<p>Locally listed building in the vicinity. Regard should be had to this.</p>



**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**

		<p>designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures:          Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>

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						
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the</p>	0	0	0	<p>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.</p> <p>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</p>

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						
	<ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>	+	+	+	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.
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>encourage diversity and quality of employment in the Borough?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and	0	0	0	

SITE/0050/WBYF, SHLAWB050: 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						
encourage high quality, low impact development and education for all	<ul style="list-style-type: none"> <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>	<p>participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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.</p> <p>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).</p>				
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness</p>	0	0	0	

**SITE/0050/WBYF, SHLAAWB050: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF**  
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		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).				
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**Overall Conclusions**

Summary of Social Impacts & Issues	<ul style="list-style-type: none"> <li>• provision of social and community facility;</li> <li>• positive contribution towards housing provision;</li> <li>• positive impact on health and wellbeing.</li> </ul>
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Summary of Environmental Impacts & Issues	<ul style="list-style-type: none"> <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>
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Summary of Economic Impacts & Issues	
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Summary of optimising/mitigation measures	<ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• All housing allocation are required to make a contribution to avoid harm to the SPA (Policy CS8)</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>• Encourage sustainable modes of travel</li> </ul>
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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						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: Core Strategy Policies CS10 &amp; CS12</p> <p>Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 14 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: Woking Service and Performance Plan 2013-14</p>	+	+	+	<p>Development will bring about positive impacts on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

SITE/0071/WBYF, SHLAAW071: 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						
	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower</p>	+	+	+	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example,</li> </ul>

**SITE/0071/WBYF, SHLAAWB071: 1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW  
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		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.				designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• West Byfleet District Centre</li> <li>• 0-10 minutes walking distance to West Byfleet railway station</li> <li>• 0-5 minutes walk to a primary school</li> <li>• 6-10 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> <li>• 10-20 minutes to Woking Town Centre</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities.</p> <p>There would be no net loss of retail as existing retail would be re-provided.</p>
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the use of and remediation of previously developed land?</li> <li>• support higher density development and/or a mix of uses?</li> <li>• encourage the re-use of existing</li> </ul>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to</p>	+	+	+	<p>Site is an existing previously developed site. Its development will intensify the use on the site and maximise the use of previously developed land.</p>



**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**

	<p>buildings?</p> <ul style="list-style-type: none"> <li>• result in the loss of greenfield land (including gardens)?</li> <li>• support the restoration of vacant / contaminated land?</li> </ul>	<p>be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid landtake of identified (including protected) habitats?</li> <li>• avoid fragmentation, and increase connectivity, of habitats?</li> <li>• avoid recreational impacts on habitats?</li> <li>• avoid adverse hydrological impacts on</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in</p>	0	0	0	<p>Previously developed site, no known ecological designations</p> <p>Optimising/mitigating measures:</p> <p>All housing allocation are required to make a contribution to avoid harm to the SPA.</p>

**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**

	<p>habitats?</p> <ul style="list-style-type: none"> <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>	<p>'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>				
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>	-	-	-	<p>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.</p> <p>As mitigation, the allocation should build in a requirement for good quality design that enhances the heritage assets of the area.</p>
<p>11. Reduce the causes of climate change – particularly by increasing energy efficiency and the</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable</i></p>	0	0	0	<p>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.</p>

**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**

<p>production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts</p>	<p>gain through orientation?</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p><i>Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	0	+	+	<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase</p>	-	0	0	<p>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.</p>

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						
sustainable management of waste	waste? <ul style="list-style-type: none"> <li>minimise waste in the construction process?</li> </ul>	percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i>  Trends: increase in recycling and composting; decrease in waste going to landfill.				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: <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i>  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: <ul style="list-style-type: none"> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport,</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i>  Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by	+	+	+	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.

**SITE/0071/WBYF, SHLAAWB071: 1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW  
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	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.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	+	+	+	Significant potential for job creation through the retail element of the allocation.

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						
		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	+	+	+	Significant potential for job creation through the retail element of the allocation.
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	<ul style="list-style-type: none"> <li>• positive contribution towards housing provision;</li> <li>• Positive impact on health and wellbeing.</li> </ul>					
Summary of Environmental Impacts & Issues	<ul style="list-style-type: none"> <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	<ul style="list-style-type: none"> <li>• Job creation through significant retail provision.</li> </ul>					
<p>Summary of optimising/mitigation measures.</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>						

**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

**SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW**  
**4.82 hectare site for industrial use**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	0	0	0	<p>This development would involve no housing development and therefore would not contribute to this objective.</p>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support the provision of key health services?</li> <li>• help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>• reduce health inequalities?</li> </ul>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p><i>Source: Woking Service and Performance Plan</i></p>	0	0	0	<p>As an allocation for industrial development, a neutral effect in terms of this objective.</p>



**SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW**

**4.82 hectare site for industrial use**

	<ul style="list-style-type: none"> <li>• improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	<p>2013-14</p> <p>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.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The majority of the site lies within Flood Zone 1, where development s recommended.</p> <p>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.</p> <p>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.</p> <p>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</p> <p>All significant forms of development are required to incorporate appropriate sustainable drainage systems</p>

**SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW**

**4.82 hectare site for industrial use**

						<p>(SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).</p> <p>Overall, a neutral impact in terms of this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>• Development should be located within Flood Zone 1 only</li> </ul>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

**SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW**

**4.82 hectare site for industrial use**

<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• 1600-2000m access by foot to nearest centre</li> <li>• 1333-2666m access by bicycle to nearest centre</li> <li>• 0-10 minutes to nearest railway station</li> <li>• 6-10min distance to nearest primary school</li> <li>• 26-30min distance to nearest secondary school</li> <li>• 26-30 minutes walk to a GP</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Improve access to key services and facilities</li> </ul>
<p><b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b></p>						
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Development will utilise and maximise the use of existing previously developed site.</p>

SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW 4.82 hectare site for industrial use						
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	-	0	0	<p>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 envisaged that the proposed mitigation will help neutralise the short term negative impacts in the medium to long term.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>Site is a former waste tip. Development will provide remediation and bring it into effective use</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	-	-	-	<p>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.</p> <p>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.</p> <p>Mitigation against harm to the SPA is not usually sought for commercial development</p>
10. Conserve and enhance and where appropriate make	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important</li> </ul>	<p>Targets: preserve and enhance cultural and historic features.</p>	-	-	0	<p>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</p>

**SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW**

**4.82 hectare site for industrial use**

<p>accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>landscapes?</p> <ul style="list-style-type: none"> <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>	<p><i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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 place in areas of high archaeological potential without prior assessment.</p>				<p>character of the site.</p> <p>Optimising/mitigation measures: Careful design to minimise the impact of development on the surrounding landscape.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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-</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The industrial development would be required to achieve the energy and water components of BREEAM 'very good'.</p> <p>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.</p> <p>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).</p> <p>Any high energy use buildings within the development should consider establishing or connecting to an existing CHP network.</p>

**SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW**

**4.82 hectare site for industrial use**

	<p>site CHP and/or link to an existing CHP facility?</p> <ul style="list-style-type: none"> <li>• support the co-ordination of green infrastructure?</li> <li>• increase the capacity of the habitat to act as a carbon sink?</li> <li>• increase the resilience of the habitat to climate change impacts?</li> <li>• support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>(including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p> <p>Undertake feasibility study for connection to CHP network for high energy uses</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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</p>

**SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW**

**4.82 hectare site for industrial use**

		Trends: increase in recycling and composting; decrease in waste going to landfill.				<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p> <p>Mitigation measures to ensure watercourse does not become contaminated</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• reduce the need to travel, particularly by car/van/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• support improved provision for cycling?</li> <li>• support improved provision for walking?</li> <li>• affect public rights of way?</li> <li>• support improved access to public transport?</li> <li>• support the provision of a safe transport network?</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core</i></p>	+	+	+	<p>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.</p>

**SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW**

**4.82 hectare site for industrial use**

	<ul style="list-style-type: none"> <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>	<p><i>Strategy Policy CS18.</i></p> <p>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.</p>				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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</p>	+	+	+	<p>Site is allocated for employment use and will generate jobs.</p>



**SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW**

**4.82 hectare site for industrial use**

		<p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	+	+	+	Site is allocated for employment use and will generate jobs
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues						
Summary of	<ul style="list-style-type: none"> <li>• Efficient use of previously developed site;</li> </ul>					

**SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW**

**4.82 hectare site for industrial use**

Environmental  
Impacts & Issues

- Development has the potential to reduce the need to travel by car;
- Opportunity to bring contaminated land into effective use.

Summary of  
Economic Impacts &  
Issues

- Potential for employment use and job creation;
- Development will enhance the economy of the area.

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.
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**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	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.  <i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 12 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impacts on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

**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**

	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <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	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.

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						
exclusion	<ul style="list-style-type: none"> <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>	<p>social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>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.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• West Byfleet District Centre</li> <li>• 0-10 minutes walking distance to West Byfleet railway station</li> <li>• 0-5 minutes walk to a primary school</li> <li>• 6-10 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> <li>• 10-20min distance to Woking town centre</li> </ul> <p>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.</p> <p>The development would help to support existing services and</p>

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						
						facilities.
<b>Environmental objectives: protecting and enhancing our natural, built and historic environment</b>						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	-	0	0	<p>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.</p> <p>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 short term negative impacts will be neutralised in the medium to long term.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land;</p>	+	+	+	Due to previous use, contamination may be present on the site. Development will offer opportunity remediation.

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		increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	0	0	0	<p>Previously developed site, no known ecological designations</p> <p>Optimising/mitigating measures:</p> <p>All housing allocations will be required to make a contribution to avoid harm to the SPA.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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.</p>	-	-	-	<p>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</p>

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		Majority of residents satisfied with cultural and recreational facilities. No development taking place 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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> </ul> <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> </ul>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy</i></p>	0	+	+	<p>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</p>



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	<ul style="list-style-type: none"> <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>	<p>CS17.</p> <p>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).</p>				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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> </ul>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase</p>	+	+	+	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.

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existing transport infrastructure	<ul style="list-style-type: none"> <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>	<p>level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.  <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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.</p>				
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**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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• encourage diversity and quality of employment in the Borough?</li> <li>• encourage provision of jobs accessible to local residents?</li> <li>• enable local people to work near their homes?</li> <li>• ensure the timely provision of infrastructure?</li> <li>• support the implementation of BREEAM?</li> <li>• support a better match between education and local employment opportunities?</li> </ul>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of</p>	+	+	+	Site is allocated for mixed use development to include commercial development. This will create job.
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**SITE/0014/WBYF, SHLAAWB014: Car park to east of Enterprise House, adjacent Social Club, Station Approach, West Byfleet, KT14 6NW**  
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	<ul style="list-style-type: none"> <li>• improve access to and participation in education?</li> </ul>	<p>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.</p> <p>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).</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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</p>	+	+	+	<p>Site is allocated for mixed use development to include commercial development. This will create jobs.</p>

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		vacancy rates in other urban centres gradually falling (except in Horsell).				
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**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.

<p>Summary of optimising/mitigation measures</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Noise assessment and noise mitigation measures as integral part of design</li> <li>• Appropriate car parking provision to minimise car ownership and use</li> <li>• All housing development to make contribution to mitigate against harm to SPA.</li> <li>• Careful attention to detailed design to minimise impacts of development on nearby heritage assets</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>• Design of development to achieve Code for Sustainable Homes Level 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>• Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>	
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**ITE/0008/WBYF, SHLAAWB008: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA**

**0.12 hectare site for residential including Affordable Housing**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: <i>Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. Source: <i>Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: <i>Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on Housing Register high but decreasing.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. The residential yield is tbc (SHLAA, 2014) but anticipate approximately 14 dwellings.</p> <p>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.</p> <p style="text-align: center;">Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: <i>Woking Service and Performance Plan 2013-14</i></p> <p>Trends: 86.3% of people describe their health as</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>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.</p>

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0.12 hectare site for residential including Affordable Housing

		<p>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.</p>				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p>
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

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		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• West Byfleet District Centre</li> <li>• 0-10mins walking distance to West Byfleet railway station</li> <li>• 0-5 minutes walk to a primary school</li> <li>• 11-15 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> <li>• within 250m of public footpath</li> <li>• within 250m of bus services and bus stops</li> <li>• 10-20mins drive to Town Centre</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>This is represented by the positive score.</p>
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Remediation of land</p>

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	<ul style="list-style-type: none"> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	<p>be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>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.</p>	-	?	?	<p>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.</p> <p>Optimising/mitigating measures: Additional access improvements to key services and facilities.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>Development of the site would support the remediation of contaminated land as well as reduce the risk of creating further contamination.</p> <p>Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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</li> </ul>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in</p>	0	0	0	<p>The site is located within West Byfleet District Centre. PDL site with no ecological designations.</p> <p>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.</p>



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	habitats? <ul style="list-style-type: none"> <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: <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i>  Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place 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: <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable</i>	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.

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<p>energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts</p>	<p>gain through orientation?</p> <ul style="list-style-type: none"> <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>	<p><i>Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>
<p>13. Reduce waste generation and disposal and</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of</p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>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</p>

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achieve sustainable management of waste	<ul style="list-style-type: none"> <li>minimise waste in the construction process?</li> </ul>	<p>recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>				<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	+	+	+	<p>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.</p> <p>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.</p>

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0.12 hectare site for residential including Affordable Housing**

		(2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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.</p> <p>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</p>	-	-	-	<p>Development would result in the loss of employment/jobs within a District Centre. This would conflict with Core Strategy Policy CS3 and CS15 which seeks to retain employment uses in sustainable locations. Due to the size of the site, it is unlikely that the site is suitable for a mixed use residential and employment scheme, therefore residential development would result in the loss of employment opportunities. Relocation of the existing business to another area within the borough could have a negative effect on the vibrancy and viability of West Byfleet District Centre.</p> <p>The current use of the site is to provide premises and support to start up companies in the borough and encourages the provision of a diverse range of jobs that are accessible to local residents.</p> <p>Residential development in this location would enable people to live near places of work and have good access to West Byfleet Railway Station.</p> <p>Summary of optimising/mitigating measures: Retain existing office/commercial floorspace and employment opportunities</p>

ITE/0008/WBYF, SHLAAWB008: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA 0.12 hectare site for residential including Affordable Housing						
		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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>	-	-	-	Development would result in the loss of employment/jobs for start up and local businesses in the borough. This could have a negative impact on the vibrancy and viability of the district centre.
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	Contribution towards housing requirement; Excellent access to range of services and facilities.					
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; District Centre location promotes use of sustainable 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 optimising/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

**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**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: supporting strong, vibrant and healthy communities						
<p>1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p>Source: <i>Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. Source: <i>Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: <i>Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>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.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 166 dwellings (SHLAA, 2014).</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Source: <i>Woking Service and Performance Plan 2013-14</i></p> <p>Trends: 86.3% of people describe their health as</p>	0	0	0	<p>Development would bring about positive impact on health and wellbeing via providing decent homes.</p> <p>It is within walking and cycling distance of West Byfleet Recreation Ground and Fullbrook Sports Centre, providing opportunities for sport and recreation.</p> <p>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.</p> <p>Optimising/mitigating measures:</p>

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		<p>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.</p>				<ul style="list-style-type: none"> <li>Improve accessibility to key services and facilities</li> </ul>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	-	-	-	<p>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.</p> <p>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).</p> <p>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).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Flood Risk Assessment</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p>



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	<ul style="list-style-type: none"> <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>	<p>number of benefit claimants.  <i>Source: Working Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>				<p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
<p>5. To improve accessibility to all services and facilities</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	-	-	-	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>• 800-1200m walking distance to West Byfleet District Centre</li> <li>• 0-1333m cycling distance to District Centre</li> <li>• 0-10mins walking distance to nearest railway station</li> <li>• 0-5 minutes walk to a primary school</li> <li>• 6-10 minutes walk to a secondary school</li> <li>• 6-10 minutes walk to a GP</li> <li>• within 250m of public footpath</li> <li>• within 250m of bus services and bus stops</li> <li>• 20-30 minutes drive to Town Centre</li> </ul> <p>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</p>

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						<p>would not be reduced.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>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.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Loss of employment will need to be justified</li> <li>• Improve access to key services and facilities</li> </ul>
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**Environmental objectives: protecting and enhancing our natural, built and historic environment**

6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>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.</p> <p>Optimising/mitigating measures: Remediation of land</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its designation?</li> <li>• help to improve air quality?</li> <li>• support specific actions in designated AQMAs?</li> <li>• avoid an increase in congestion which may cause pollution from traffic?</li> <li>• ensure people are not exposed to</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an</p>	-	?	?	<p>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.</p> <p>The site is adjacent to the railway line and noise, dust and</p>

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	<p>greater levels of noise?</p> <ul style="list-style-type: none"> <li>• ensure people are not exposed to light pollution?</li> </ul>	<p>air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.</p>				<p>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.</p> <p>Optimising/mitigating measures: Improve access to key services and facilities; Mitigate negative impact of adjacent railway line.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>Development of the site would support the remediation of contaminated land as well as reduce the risk of creating further contamination.</p> <p>Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	-	0	0	<p>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.</p> <p>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.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> <li>• conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>• conserve and/or enhance heritage assets and their settings?</li> <li>• lead to the improved management, restoration and/or sensitive reuse of a</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p> <p>Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in</p>	-	0	0	<p>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.</p> <p>The site is unlikely to have a negative impact on any heritage, cultural or historic environment assets.</p>

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	<p>heritage asset or culturally important building?</p> <ul style="list-style-type: none"> <li>• conserve and/or enhance cultural assets?</li> <li>• improve access to the natural and historic environment and cultural assets?</li> </ul>	<p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• improve the energy efficiency of the building stock?</li> <li>• help take advantage of passive solar gain through orientation?</li> <li>• help minimise the use of energy through design and occupation?</li> <li>• reduce the emission of greenhouse gases?</li> <li>• facilitate the generation/use of renewable energy?</li> <li>• support decentralised energy generation?</li> <li>• support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>• support the co-ordination of green infrastructure?</li> <li>• increase the capacity of the habitat to act as a carbon sink?</li> <li>• increase the resilience of the habitat to climate change impacts?</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.  <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i>                  Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 &amp; CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Optimising/mitigating measures:                  Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p>

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	<ul style="list-style-type: none"> <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>					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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for</li> </ul>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in</p>	0	0	0	<p>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.</p> <p>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough,</p>

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	<p>water supply and wastewater treatment?</p> <ul style="list-style-type: none"> <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>	<p>homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>				<p>and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</p> <p>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.</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p> <p>Mitigation measures to ensure watercourse does not become contaminated</p>
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>Optimising/mitigating measures: Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure.</p>

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		residential development within 30 minutes public transport time of key 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.  <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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.</p> <p>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).</p>	--	--	--	<p>Development would result in the loss of employment/jobs within an Employment Area. This would conflict with Core Strategy Policy CS15 which seeks to retain employment uses in designated employment areas. Due to the size of the site and the nature of the industrial uses, it is unlikely that the site is suitable for a mixed use residential and employment scheme, therefore residential development would result in the complete loss of employment opportunities. Relocation of the existing business to another area within the borough could have a negative effect on the vibrancy and viability of the local area and West Byfleet District Centre.</p> <p>Residential development in this location would enable people to live near places of work and have reasonable access to West Byfleet Railway Station.</p> <p>Summary of optimising/mitigating measures:                  Retain existing office/commercial floorspace and employment opportunities</p>
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> <li>• provide for the needs of business in</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i></p>	--	--	--	<p>Development would result in the loss of a significant amount of employment/jobs within a designated employment area. This could have a negative impact on the vibrancy and viability of the district centre and the wider economy of the borough.</p>

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**2.21 hectare site for residential including Affordable Housing**

<p>and enhance economies of town, district, local and neighbourhood centres</p>	<p>urban and rural areas (such as range of premises, land, infrastructure and services)?</p> <ul style="list-style-type: none"> <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>	<p><i>Development Strategy 2012</i></p> <p>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).</p>				
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement; Positive impact on health and wellbeing; Good/Average access to range of services and facilities.</p>
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>Efficient use of brownfield land; Development would support the radiation of contaminated land; Reasonably located to sustainable methods of transport; Site within Flood Zone 2; Site is adjacent to Basingstoke Canal and Rive Ditch.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	<p>Development would result in the significant loss of employment land within an Employment Area; Development would result in the significant loss of jobs/employment within an Employment Area.</p>

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• Improve accessibility to key services and facilities</li> <li>• Flood Risk Assessment</li> <li>• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>• Loss of employment will need to be justified</li> <li>• Remediation of land</li> <li>• Mitigate negative impact of adjacent railway line</li> <li>• Further investigation into land contamination, in consultation with Environmental Health and Environment Agency</li> <li>• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> </ul>
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- 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

**SITE/0025/WBYF, SHLAAWB025: Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ**

**0.9 hectare site for residential including Affordable Housing**

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Mediu m-term 5-20yrs	Long-term 20+yrs	Comments  (justification of score + cumulative effects + mitigation measures)
<b>Social objectives: supporting strong, vibrant and healthy communities</b>						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• facilitate meeting the Core Strategy allocation as a minimum?</li> <li>• provide high quality housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• provide pitches for Gypsies and Travellers?</li> <li>• support the delivery of extra care or enhanced sheltered accommodation?</li> <li>• support the provision of affordable housing?</li> <li>• support the provision of Lifetime Homes to meet identified needs?</li> <li>• provide appropriate properties for a change demographic profile?</li> </ul>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.</p> <p><i>Source: Core Strategy Policies CS10 &amp; CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller Accommodation Assessment 2012</i></p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 36 dwellings (SHLAA, 2014).</p> <p>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.</p> <p style="text-align: center;">Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>

**SITE/0025/WBYF, SHLAAWB025: Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ**

**0.9 hectare site for residential including Affordable Housing**

		Housing Register high but decreasing.				
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  <i>Source: Working Service and Performance Plan 2013-14</i></p> <p>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.</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>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.</p> <p>The north of the site includes a high voltage electricity pylon which may have a negative effect on the health and wellbeing of residents, however this is not considered to outweigh the other, positive, effects arising from the site's development.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Removal of electricity pylon</li> </ul>
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>• reduce flood risk to the development and to adjacent development?</li> <li>• avoid an adverse impact on flood zones 3a and 3b?</li> <li>• resolve an existing drainage problem?</li> </ul>	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>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.</p> <p>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.</p> <p>Optimising/mitigating measures:</p>

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						<ul style="list-style-type: none"> <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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.  <i>Source: Woking Service &amp; Performance Plan 2013-14</i></p> <p>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.</p>	0	0	0	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> </ul>	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p>	0	0	0	<p>The site is located within:</p> <ul style="list-style-type: none"> <li>5-10 minutes access by foot to the adjacent District Centre (within suitable walking distance)</li> </ul>

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	<ul style="list-style-type: none"> <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>	<p>Trends: increased accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> <li>• 0-1333m access by bicycle to nearest centre</li> <li>• 0-10mins walking distance to West Byfleet railway station</li> <li>• 6-10 minutes walk to a primary school</li> <li>• 6-10 minutes walk to a secondary school</li> <li>• 0-5 minutes walk to a GP</li> <li>• 10-20mins drive to Town Centre</li> <li>• within 250m of public footpath</li> <li>• within 250m of bus services and bus stops</li> </ul> <p>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.</p> <p>The development would help to support existing services and facilities in the community.</p>
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**Environmental objectives: protecting and enhancing our natural, built and historic environment**

<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				<p>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.</p> <p>Development will also support the remediation of contaminated land and reduce the risk of creating further contamination.</p> <p>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.</p> <p>Optimising/mitigating measures: Remediation of land Retain green field land</p>
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<p>7. Minimise air, light and noise pollution</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• affect an existing AQMA or lead to its designation?</li> <li>• help to improve air quality?</li> <li>• support specific actions in designated</li> </ul>	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy</i></p>	0	0	0	<p>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</p>
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**0.9 hectare site for residential including Affordable Housing**

	<p>AQMAs?</p> <ul style="list-style-type: none"> <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>	<p><i>Objective</i></p> <p>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.</p>				<p>by promoting walking and cycling.</p> <p>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.</p> <p>The possible impact of the railway line against the sustainable location of the site is reflected in the neutral score.</p>
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	+	+	+	<p>Development of the site would support the remediation of contaminated land as well as reduce the risk of creating further contamination.</p> <p>Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>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.</p>	-	0	0	<p>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.</p> <p>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.</p> <p>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.</p>
10. Conserve and enhance and where appropriate make accessible for	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• avoid adverse impacts on important landscapes?</li> </ul>	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy</i></p>	0	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p> <p>The existing pylon on the site could potentially require</p>

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<p>enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<ul style="list-style-type: none"> <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>	<p><i>Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>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.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				<p>relocation or the cabled moved underground.</p> <p>Optimising/mitigating measures: Removal of electricity pylon</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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</li> </ul>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies</i></p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in</p>

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	<p>facility?</p> <ul style="list-style-type: none"> <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>	<p>CS9 &amp; CS22.</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>surface water runoff, against the implementation of the Code for Sustainable Homes.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</p> <p>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</p>
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>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).</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p>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.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• support a reduction in the generation of waste?</li> <li>• minimise waste in the construction process?</li> </ul>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going</p>	<p>-</p>	<p>0</p>	<p>0</p>	<p>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.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste</p>

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		to landfill.				produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>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.</p> <p>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).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 &amp; Core Strategy Policy CS18.</i></p> <p>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</p>	+	+	+	<p>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.</p> <p>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.</p>



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		proportion of new residential development within 30 minutes public transport time of key services.				
<b>Economic objectives: building a strong, responsive and competitive economy</b>						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <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>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>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.</p> <p>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).</p>	-	-	-	<p>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.</p> <p>Due to the location of the site, it may lead to people living near to their places of work.</p> <p>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.</p>
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• deliver sufficient employment land?</li> </ul>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office</p>	-	-	-	<p>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.</p> <p>Optimising/mitigation measures: The loss of an employment site would need to be mitigated</p>

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<p>particular, support and enhance economies of town, district, local and neighbourhood centres</p>	<ul style="list-style-type: none"> <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>	<p>space. <i>Source: Economic Development Strategy 2012</i></p> <p>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).</p>			<p>through the re-provision of the site elsewhere in the borough.</p>
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**Overall Conclusions**

<p>Summary of Social Impacts &amp; Issues</p>	<p>Positive contribution towards housing requirement; Positive impact on health and wellbeing; Good access to range of services and facilities; High voltage electricity pylon could cause a health risk.</p>
<p>Summary of Environmental Impacts &amp; Issues</p>	<p>Efficient use of brownfield land; Close to District Centre location promotes use of sustainable modes of travel; Site would support the remediation of contaminated land.</p>
<p>Summary of Economic Impacts &amp; Issues</p>	<p>Development would result in the loss of employment land; Development would result in the loss of infrastructure.</p>

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> <li>• Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>• Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>• 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> <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>• Remediation of land</li> <li>• Removal of electricity pylon</li> <li>• Retain green field land</li> </ul>
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- 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