

APPENDIX 12: SUSTAINABILITY APPRAISAL TABLES – SITE ALLOCATIONS



Sustainability Appraisal for Draft Site Allocations DPD – Site Allocations Currently Within the Green Belt

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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SITE/0021/BRKW, SHLAABR021: The Meadows, Bagshot Road, Brookwood, GU21 2RP
0.5 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"> facilitate meeting the Core Strategy allocation as a minimum? provide high quality housing? provide the right type and size of housing to meet local need? provide pitches for Gypsies and Travellers? support the delivery of extra care or enhanced sheltered accommodation? support the provision of affordable housing? support the provision of Lifetime Homes to meet identified needs? provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 yield is tbc (SHLAA, 2014), however around 15 residential dwellings are calculated at an indicative density of 30dph.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11).

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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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is located between Knaphill and Brookwood. The site is owned by the National Health Service Trust and was a former community facility, which is now vacant.</p> <p>Redevelopment of the site for residential use would mean a loss of a health facility, with no new health facilities being promoted for the site. Thus reflected in the short term negative score.</p> <p>The site is however located on the edge of main built up area in close proximity to a large area of accessible open space Brookwood Country Park. The site is within 10 minutes walking distance to Brookwood Neighbourhood Centre and large grocery store at Knaphill. The sites' location encourages walking and healthy lifestyles via recreation.</p> <p>The loss of a health facility would have immediate negative impact. However the site is in close proximity to a Country Park which encourages healthy lifestyles. Therefore it is considered that redevelopment would have a neutral impact in the long term.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Re-provision of health care facility elsewhere
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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 a small portion of the south western corner of the site and land adjacent is within flood zone 3a, where development would be at risk of flooding or would exacerbate the risk of flooding.</p> <p>Applications or allocations within Flood Zone 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</p>

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						<p>development and change of use) in Flood Zone 3 (NPPF, para. 103). Careful site layout design could contain development on area of site within Flood Zone 1.</p> <p>Available information suggests pluvial flooding in the locality (potentially along the northern edge of the site). 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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment • Locate development only on land within Flood Zone 1
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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</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>Property has been vacant for some time, loss of existing use would therefore have a limited impact on this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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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		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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 800-1200m access by foot to nearest centre (beyond suitable walking distance) • 0-1333m access by bicycle to nearest centre • 6-10 mins to the nearest GP • 6-10 mins to the nearest primary school • 16-20 mins to the nearest secondary school • 10-20 mins to the nearest railway station <p>The site is outside of the nearest centre and is beyond reasonable walking distance of key services and facilities therein. The site is located on the edge of the main built up area and is within the Green Belt. The distance to local services and facilities is moderate. Accessibility to green space is good with Brookwood Country Park directly adjacent. 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 health care facility. This is vacant and declared surplus to requirements by the health authority.</p> <p>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"> • Loss of health care community facility will need to be justified • Improve access to key services and facilities
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use	Would the development of the site / policy	Targets: 70% of new	+	+	+	The majority of the site is previously developed land. The

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of previously developed land and existing buildings	<p>option:</p> <ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<p>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 consists of a vacant community facility, and residential redevelopment would support the use of and remediation of this previously developed land; and/or conversion into housing would encourage the re-use of existing buildings.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 in reasonable proximity to key services and facilities where sustainable modes of travel can be encouraged and the need to travel can be reduced. Any negative impacts on this objective would be insignificant. The mitigation measures that will be introduced will neutralise any potential adverse impacts on this objective.
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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>There is no known contamination on this site. The proposed use is not likely to lead to contamination. Consequently, the impacts on this objective is predicted to be neutral.</p>
9. Conserve and	Would the development of the site / policy	Targets: maintain and	-	0	0	The site is outside of the main built up area. It is within the

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<p>enhance biodiversity</p>	<p>option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<p>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>Green Belt. The site is a mixture of previously developed land and greenfield/garden land to the rear, with significant mature trees lining the boundary. It is surrounded by open countryside.</p> <p>There are no environmental designations within the site, although the surrounding countryside is identified as a biodiversity opportunity area.</p> <p>Optimising/mitigating measures: Redevelopment of the site is unlikely to have a significant impact on biodiversity, 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. The mature trees on the boundary should assessed for biodiversity value. Valuable trees should be retained, any losses should be re-provided The residential development of the site would result in an increase in additional dwellings. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. Seek to enhance biodiversity on the site Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>-</p>	<p>-</p>	<p>-</p> <p>The site identified Green Belt on the urban fringe between Brookwood and Knaphill. It forms a strategic gap between these two areas. It therefore forms an important function preventing coalescence and encroachment into the Green Belt. This point has also been reflected in the GBBR</p> <p>A survey should be undertaken to assess the value of trees on the site. Redevelopment of the site should seek to retain the existing mature trees on the site which are of ecological or aesthetic value.</p> <p>There are no heritage assets on or in direct vicinity of the site.</p> <p>Although the site is fairly self contained and screened it is within the Green Belt, and performs an important function in preventing the two settlements of Brookwood and Knaphill from merging.</p>

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		<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>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of this fringe 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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>As a part brownfield and part greenfield site, the residential development would be required to achieve 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 site offers reasonable accessibility to most local facilities, and could result in further emissions from private car use.</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 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 Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car</p>

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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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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 	<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 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>

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	<p>through remediation?</p> <ul style="list-style-type: none"> provide adequate wastewater and sewerage infrastructure? 	<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"> reduce the need to travel, particularly by car/van/lorry? reduce the need for car ownership? support improved provision for cycling? support improved provision for walking? affect public rights of way? support improved access to public transport? support the provision of a safe transport network? be accommodated within the existing public transport constraints? lead to development within a main town, district or local centre? improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 on outskirts of Knaphill and Brookwood and a moderate distance to local services and facilities. Because of its location on the edge of these settlements, people may be encouraged to use the private car over other forms of sustainable modes of travel.</p> <p>There are however bus stops located on Bagshot Road and the nearest train station at Brookwood is about 10-20 minutes away.</p> <p>The neutral score reflects the distance between the site and local services against the close proximity of public transport.</p>
<p>Economic objectives: building a strong, responsive and competitive economy</p>						
<p>16. Maintain high and stable levels of employment and productivity, and</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> encourage diversity and quality of employment in the Borough? 	<p>Targets: increase employment provision and job opportunities; increase access to and</p>	0	0	0	<p>The redevelopment of this site would have minimal impacts on this objective – the community facility is vacant and there would be no loss of jobs.</p>

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<p>encourage high quality, low impact development and education for all</p>	<ul style="list-style-type: none"> • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<p>participation in education. <i>Source: NPPF and Working 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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>The redevelopment of this site would have minimal impacts on this objective.</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 of the site would make a positive contribution to the housing need (including affordable housing) within the borough; Potential vulnerability to flooding on part of the site and on adjacent land . Further investigation to assess flood risk would be required; Access to local services and facilities is moderate – the site is on the outskirts of the main built up area; Redevelopment of the site would result in the loss of a health/community facility; Site is close to open space, encouraging healthy lifestyles through recreation.

Summary of Environmental Impacts & Issues

The site is a mixture of PDL and greenfield land . The site is within the Green Belt where the GBBR found the area to be of critical importance in maintaining the separation between the Brookwood and Knaphill; Limited impacts on biodiversity, although any valuable landscape features should be retained; Although the site is on the outskirts of the main settlement, there are sustainable transport options available, including a frequent bus service.

Summary of Economic Impacts & Issues

Minimal impact

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Re-provision of health care facility elsewhere
- 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
- Loss of health care community facility will need to be justified
- Improve access to key services and facilities
- Ensure contribution towards essential infrastructure
- Mitigation measures should be introduced if redevelopment of the site would have an adverse impact protected species / biodiversity
- Survey of trees on the site, ensure those with ecological or aesthetic value are retained. Any losses are replaced
- Careful design/ layout and landscaping to reduce visual impact of this fringe site
- 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
- Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended.

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- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network
- Contribution towards SANG and SAMM of the SPA
- 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

SITE/0030/BRKW, SHLAABR030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT
0.4 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 site has been put forward for low density residential development of 6 dwellings, which would come under the site allocation threshold. The yield is tbc (SHLAA, 2014) however around 12 residential dwellings are calculated at an indicative density of 30dph, based on the total site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>However, the site is remote and access to local services/facilities is poor. Development of this site would encourage the use of private cars. There are no known bus routes nearby, the nearest rail station is 30 minutes away and access by foot is poor and would be dangerous as there would be no pavements/footpaths in the area.</p>

SITE/0030/BRKW, SHLAABR030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT
0.4 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.				<p>The nearest GP is 16-20 minutes away.</p> <p>The closest leisure facilities are two golf courses.</p> <p>Redevelopment of this site will not facilitate improved health and well being or result in adverse impacts in this respect. Overall, a neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve accessibility to key services and facilities
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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p><i>Source: Woking Service & Performance Plan 2013-14</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.</p> <p>However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p>

SITE/0030/BRKW, SHLAABR030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT
0.4 hectare site for residential including Affordable Housing

		<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>				<ul style="list-style-type: none"> Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<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"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? help support existing community facilities? help support the provision of religious cultural uses? 	<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"> 2400-2800m to the nearest centre (beyond suitable walking distance) 16-20 mins to the nearest GP 16-20 mins to nearest secondary school 20-30 mins to Woking Town Centre 30 mins to nearest railway station <p>The site is outside of the nearest centre and is beyond reasonable walking distance of key services and facilities therein. The site is remote and access to local services/facilities is poor. 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. Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Improve access to key services and facilities

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

SITE/0030/BRKW, SHLAABR030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT 0.4 hectare site for residential including Affordable Housing						
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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	The site is a woodland site within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>The site is not in close proximity to key services and facilities where sustainable modes of travel can be encouraged and the need to travel can be reduced. There is therefore a negative impact on this objective. Mitigation measures will need to be introduced will help to neutralise any potential adverse impacts on this objective.</p> <p>Optimising/mitigating measures: Improve access to key services and facilities to reduce the need to travel by private car</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>Historical contaminative uses may have led to soil and groundwater contamination, this will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus potentially contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Further investigation into land contamination, in consultation</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"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>with Environmental Health and Environment Agency</p> <p>The site is a woodland site. Redevelopment of the site would mean substantial tree loss and could result in the loss of habitats. An ecological assessment will need to be undertaken. 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>The site is also adjacent to an SNCI, and regard should be had to the conservation of this environmentally sensitive habitat in the vicinity.</p> <p>Optimising/mitigating measures:</p> <p>Conduct Ecological assessment and tree survey to determine levels of biodiversity and valuable natural features on site and adjacent to site. Introduce mitigation and enhancement measures where required Valuable trees should be retained, any losses should be re-provided The residential development of the site would result in an increase in additional dwellings. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. Seek to enhance biodiversity on 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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>-</p>	<p>-</p>	<p>The site is a woodland, redevelopment of the site into residential would domesticize an existing natural feature. The site is adjacent to an SNCI and redevelopment of this site may further fragment the green infrastructure in the area.</p> <p>There are no heritage assets on or in the vicinity of the site.</p> <p>The site is within the Green Belt and is fairly isolated. Development of this site reflects ribbon development and encroachment of development into the Green Belt. The GBBR has also assessed this Green Belt parcel (the site forms part of parcel 19) to have 'very low suitability' for removal from the Green Belt where it considers development on this land would likely result in significant adverse effects on the landscape character.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual</p>

SITE/0030/BRKW, SHLAABR030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT
0.4 hectare site for residential including Affordable Housing

		<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>impact of this 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>-</p>	<p>-</p>	<p>-</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>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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 overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the isolated location of the site against the implementation of 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>Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.</p>

SITE/0030/BRKW, SHLAABR030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT 0.4 hectare site for residential including Affordable Housing						
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"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	<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"> support a reduction in the generation of waste? minimise waste in the construction process? 	<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"> 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? 	<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.</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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0.4 hectare site for residential including Affordable Housing

	<ul style="list-style-type: none"> provide adequate wastewater and sewerage infrastructure? 	<p>Borough remains poor/moderate; consumption of water remains high.</p>				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"> reduce the need to travel, particularly by car/van/lorry? reduce the need for car ownership? support improved provision for cycling? support improved provision for walking? affect public rights of way? support improved access to public transport? support the provision of a safe transport network? be accommodated within the existing public transport constraints? lead to development within a main town, district or local centre? improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 remote and access to local services/facilities is poor. Redevelopment of this site to residential use would encourage the use of private cars. There are no known bus routes found along here, the nearest rail station is at least 30 minutes away and access by foot is poor and would be dangerous as there would be no pavements/footpaths in the area.</p> <p>The GBBR considered the Green Belt parcel in which this site sits to be of worst potential to deliver sustainable development due to its lack of strategic accessibility and limited access to existing community facilities.</p>
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> encourage diversity and quality of employment in the Borough? encourage provision of jobs accessible to local residents? 	<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>The redevelopment of this site would have minimal impacts on this objective.</p>

SITE/0030/BRKW, SHLAABR030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT

0.4 hectare site for residential including Affordable Housing

<p>development and education for all</p>	<ul style="list-style-type: none"> • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>The redevelopment of this site would have minimal impacts on this objective.</p>

SITE/0030/BRKW, SHLAABR030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT
0.4 hectare site for residential including Affordable Housing

		regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).				
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Overall Conclusions

Summary of Social Impacts & Issues	Redevelopment of the site would make a positive contribution to the housing need (including affordable housing) within the borough Within Flood Zone 1 . Access to local services and facilities is poor, where development of the site is likely to encourage the use of the private car
Summary of Environmental Impacts & Issues	The site is greenfield site (woodland) within the Green Belt. The GBBR found the area to be of 'low suitability' for removal from the Green Belt as it prevents intensification of ribbon development and prevents encroachment of the urban landscape into the Green Belt. Potential remediation of land contamination if present on the site; Redevelopment of the site would need to comply with design and sustainable construction standards The site is remote with poor access to local services and facilities. Redevelopment is likely to encourage private car use
Summary of Economic Impacts & Issues	Minimal impact

Summary of optimising/mitigating measures:	<ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Improve accessibility to key services and facilities • 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 • Ensure contribution towards essential infrastructure • Conduct Ecological assessment to determine levels of biodiversity and valuable natural features on site and adjacent to site. Introduce mitigation and enhancement measures where required • Tree survey would need to be undertaken if the site were developed. Those of value would need to be retained. • Careful design of layout and landscaping to reduce visual impact of this site. • 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 • Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network. • Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car • Contribution towards SANG and SAMM of the SPA. • Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
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SITE/0030/BRKW, SHLAABR030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT

0.4 hectare site for residential including Affordable Housing

- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- The site is a small woodland within the Green Belt. The location is remote and far from local services and facilities. The GBBR considers that this part of the Green Belt to have low suitability and the worst potential to deliver sustainable development relative to other sites
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

SITE/0033/BRKW, SHLAABR014a: Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ

1.06 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 37 dwellings (SHLAA, 2014).</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>Land to the north of the canal comprises a country park that is readily accessible (less than 200m away) and highly valued for recreation. The site is very near to the canal and public footpaths which facilitate walking and cycling.</p> <p>Close proximity to Brookwood Neighbourhood Centre (760m)</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>encourages walking and cycling.</p> <p>Site is over 2km from the nearest doctor surgery, outside of reasonable walking distance.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve connectivity to Country Park (main road and canal act as barriers)
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 and will therefore have a neutral impact in terms of this objective.</p> <p>However 10% 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). The site is also adjacent to land classified as Flood Zone 3 (to the north of Brookwood Lye Road).</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>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.</p>

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						<p>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>Due to the loss of this in part 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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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) • Locate development only on land within Flood Zone 1
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Working Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<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"> • 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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		<p>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>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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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 within:</p> <ul style="list-style-type: none"> • 800-1200m access by foot to nearest centre • 15mins walking distance to nearest GP • 10-20mins walking distance to Brookwood railway station • 10-20mins drive to Town Centre • 760m to Brookwood Neighbourhood Centre • 250m of cycle route and public footpath along canal • 250m of bus services and bus stops on Connaught Road/Bagshot Road • 700m from Sainsburys supermarket (with medical facilities) • 6-10mins walking distance to Brookwood Primary School • 21-25mins walking distance to Winston Churchill Secondary School <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. Overall a negative impact in terms of accessibility to all services and facilities.</p>

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						Optimising/mitigating measures: <ul style="list-style-type: none"> Improve access to key services and facilities by improving connectivity to cycle routes and public footpaths
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"> support the use of and remediation of previously developed land? support higher density development and/or a mix of uses? encourage the re-use of existing buildings? result in the loss of greenfield land (including gardens)? support the restoration of vacant / contaminated land? 	<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>Part of the site is previously developed land, including derelict glasshouses. Its allocation and development would support the use of and remediation of this land, and therefore contribute positively towards the SA objective. However, the development of the site would also result in loss of Green Belt land/greenfield land, and there are therefore negative impacts in this respect, resulting in a neutral score.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> affect an existing AQMA or lead to its designation? help to improve air quality? support specific actions in designated AQMAs? avoid an increase in congestion which may cause pollution from traffic? ensure people are not exposed to greater levels of noise? ensure people are not exposed to light pollution? 	<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 close proximity to Brookwood Neighbourhood Centre, Brookwood Railway Station, cycle routes and public footpaths, and has 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 Brookwood Lye Road to the north, and the railway line to the south, which may potentially have noise impacts. Development can incorporate mitigation measures to reduce impact.</p> <p>The neutral score reflects the close proximity to local services and public transport against the potentially negative noise impacts of the adjacent railway.</p> <p>Optimising/mitigating measures: Detailed site layout may require landscaping to buffer against the noise impacts from the road and railway line</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>The site is not classified as high quality agricultural land.</p>

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safeguard agricultural soil quality	<ul style="list-style-type: none"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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>Historical contaminative uses have led to soil and groundwater contamination around the former nursery buildings that will need to be considered during any development of the site. Any contamination would be remediated as part of the construction process, thus contributing positively towards this objective. The proposed use is not likely to lead to 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"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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 forms an urban fringe landscape of low quality, classed as Green Belt and consisting of a combination of previously developed land and greenfield land. The site contains scrub and a group of mature trees in the southwest corner.</p> <p>A tree survey should determine where there are valuable trees which should be retained.</p> <p>Regard should be had to the integrity of the nature conservation interest of the adjacent SNCI (separated from the site by Brookwood Lye Road to the north). Mitigation for possible adverse impacts could be incorporated.</p> <p>The residential development of the site would result in a modest 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. The proposed Brookwood Farm SANG is in close proximity to the site.</p> <p>Optimising/mitigating measures: Conduct an ecological survey and tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Careful design of layout to take into account SNCI on adjacent land, to preserve its integrity. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.</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	<p>There are no heritage assets within or in proximity to the site.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>Although classed as Green Belt land, the site forms part of the urban fringe landscape of low quality. To the east is a Gypsy and Traveller site (Five Acres), to the south is the railway line, and to the west are residential dwellings and their gardens. The land to the north of the site – across from Brookwood Lye Road – has a valuable landscape character which contributes to its local setting. Development would impact the openness of the existing site. Visual impacts of residential development in relation to this area of land should be considered and mitigated. The development of the site provides an opportunity to improve its landscape character which is currently of low quality. Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of this fringe site. Development to have regard to the adjacent SNCI. Creation of linkages with GI network to improve access to natural landscape north of site.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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>As a part brownfield and part greenfield site, the residential development would be required to achieve 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, but could result in further emissions from private car use.</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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</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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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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<p>aggregates).</p> <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"> • 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? 	<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 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>It is also within a High Risk Ground Water area, and on a minor aquifer. However, the proposed land-use should not have a significant impact on water quality.</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p> <p>Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality</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"> • 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? 	<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</p>	+	+	+	<p>The site lies 1.1km east of Brookwood Neighbourhood Centre where shops and facilities are located, as well as the railway station (providing access to the Town Centre, and London). It is within walking distance of the nearest supermarket and primary school, and cycle routes and public footpaths are within 250m of the site. A main bus route, with its bus stops, runs along Connaught Road and Bagshot</p>

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	<ul style="list-style-type: none"> • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 & 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>Road, which is within walking distance. It is considered that the site is in a sustainable location which would reduce reliance on private car use, and support the use of public transport.</p> <p>The site is adjacent to sufficient existing transport infrastructure – Brookwood Lye Road, although 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 Brookwood Crossroads and incorporation/improvement of sustainable transport infrastructure</p>
<p>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>	0	0	0	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

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		<p>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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>	0	0	0	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

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falling (except in Horsell).

Overall Conclusions

Summary of Social Impacts & Issues

The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Potential vulnerability to flooding (surface water flooding and risk from Flood Zone 2 and adjacent Flood Zone 3) – further investigation to assess flood risk required; Positive health impacts due to proximity to Country Park, cycle routes and public footpaths – seek improved connectivity to these assets.

Summary of Environmental Impacts & Issues

Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required;
 Potential adverse impacts on integrity of adjacent SNCI;
 Opportunity to improve connectivity with nearby GI assets;
 Development would bring about improvements to land of low landscape quality, and make best use of previously developed land;
 Lies within 1km of SANG at Brookwood Country Park, reducing impacts on Thames Basin Heaths SPA;
 Sustainably located within walking distance of Brookwood Railway Station, cycle routes and public footpaths, and of local services and facilities – supports sustainable transport options;
 Potential adverse impact on existing transport infrastructure – Brookwood Crossroads – transport assessment required;
 Potential exposure to noise pollution from railway;
 Potential remediation of land contamination if present on site;
 Site is located in a High Risk Ground Water area, but on a minor aquifer – proposed land-use should not have a significant impact on water quality, but should be considered when assessing the site.

Summary of Economic Impacts & Issues

A residential site increases the supply of land for housing and plays a role in supporting the local economy.

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve connectivity to Country Park (main road and canal act as barriers)
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- Locate development only on land within Flood Zone 1
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Secure contribution to provision of essential transport infrastructure related to the development of this site
- Improve access to key services and facilities by improving connectivity to cycle routes and public footpaths
- Detailed site layout may require landscaping to buffer against the noise impacts from the road and railway line
- Conduct ecological assessment and tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site
- Careful design of layout to take into account SNCI on adjacent land, to preserve its integrity.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.
- Careful design of layout and landscaping to reduce visual impact of development on adjacent SNCI and the character of the surrounding landscape
- Creation of linkages with GI network to improve access to natural landscape north of site
- Design of the development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- 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 the development would have to provide suitable wastewater and sewerage infrastructure

SITE/0033/BRKW, SHLAABR014a: Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ

1.06 hectare site for residential including Affordable Housing

- Conduct a Transport Assessment to determine impact on Brookwood Crossroads and incorporation/improvement of sustainable transport infrastructure.
- Noise Impact Assessment to be conducted, identifying any necessary mitigation measures.
- Further investigation into land contamination required, and consultation with Environmental Health and Environment Agency
- Flood Risk Assessment may be required given pluvial flood risk and proximity to Flood Zone 3
- Seek to replicate greenfield run-off situations e.g. through the use of Sustainable Drainage Systems
- Site is located in a High Risk Ground Water area, but on a minor aquifer – proposed land-use should not have a significant impact on water quality, but should be considered when assessing the site
- Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality

SITE/0036/BRKW, SHLAABR0034: Land at the corner of Heath House Road and Rough Road, Woking, GU22 0RB
0.8 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The site has been put forward by the landowner for low density residential development of four dwellings, which would come under the Site Allocations threshold. The yield is tbc (SHLAA, 2014), however 24 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>However, the site is remote and access to local services/facilities is poor. Redevelopment of this site would encourage the use of private cars. There are no known bus routes nearby, the nearest rail station is 30 minutes away.</p> <p>The nearest GP is 21-25 minutes away.</p>

SITE/0036/BRKW, SHLAABR0034: Land at the corner of Heath House Road and Rough Road, Woking, GU22 0RB

0.8 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.				<p>The closest leisure facilities are two golf courses.</p> <p>Redevelopment of this site will not facilitate improved health and well being or result in adverse impacts in this respect. Overall, a neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve accessibility to key services and facilities
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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people</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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example,

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		<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>				<p>designing in natural surveillance</p>
<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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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 within:</p> <ul style="list-style-type: none"> • 2000-2400m to the nearest centre (beyond suitable walking distance) • 21-25 mins walk to the nearest GP • 16-20 mins walk to the nearest primary school • 26-30 mins walk to nearest secondary school • 20-30 mins drive to Woking Town Centre • 30mins walk to nearest railway station <p>The site is outside of the nearest centre and is beyond reasonable walking distance of key services and facilities therein. The site is remote and access to local services/facilities is poor. 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>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities

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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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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	The site is a woodland site within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>The site is not in close proximity to key services and facilities where sustainable modes of travel can be encouraged and the need to travel can be reduced. There is therefore a negative impact on this objective. Mitigation measures will need to be introduced will help to neutralise any potential adverse impacts on this objective.</p> <p>Optimising/mitigating measures: Improve access to key services and facilities to reduce the need to travel by private car</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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>	0	0	0	<p>The site is not classified as high quality agricultural land.</p> <p>There is no known contamination on this site. The proposed use is not likely to lead to contamination. Consequently, the impacts on this objective is predicted to be neutral</p>

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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"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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 site is a woodland. Redevelopment of the site would mean substantial tree loss and may have a negative impact on biodiversity.</p> <p>Site contains trees with tree preservation orders</p> <p>Optimising and mitigation measures Conduct an ecological assessment/tree survey to determine levels of biodiversity and valuable natural features on site and adjacent to site. Introduce mitigation and enhancement measures where required Valuable trees/hedges should be retained. All residential development 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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>The site is a woodland, redevelopment of the site into residential would domesticize an existing natural feature.</p> <p>The site contains trees with TPOs. These will need to be protected.</p> <p>There are no heritage assets on the site however there are some locally listed buildings in the vicinity however significant screening and separation distance from the site and the historic asset, development is unlikely to have a significant impact</p> <p>The site is within the Green Belt and is fairly isolated. Development of this site reflects ribbon development and encroachment of development into the Green Belt. The GBBR has also assessed this Green Belt parcel (the site forms part of parcel 19) to have 'very low suitability' for removal from the Green Belt where development on this land would likely result in significant adverse effects on the landscape character.</p> <p>Optimising/mitigating measures: Tree survey would be required. Careful site layout and landscaping to reduce visual impact.</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"> improve the energy efficiency of the building stock? help take advantage of passive solar gain through orientation? help minimise the use of energy through design and occupation? reduce the emission of greenhouse gases? facilitate the generation/use of renewable energy? support decentralised energy generation? support the development of on or off-site CHP and/or link to an existing CHP facility? support the co-ordination of green infrastructure? increase the capacity of the habitat to act as a carbon sink? increase the resilience of the habitat to climate change impacts? support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</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>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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 overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the isolated location of the site against the implementation of 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 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 Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car</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"> 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 	<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:</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</p>

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	<p>new projects?</p> <ul style="list-style-type: none"> • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<p><i>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>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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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.</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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • reduce the need to travel, particularly by car/van/lorry? 	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of</p>	-	-	-	<p>The site is remote and access to local services/facilities is poor. Redevelopment of this site to residential use would encourage the use of private cars. There are no known bus routes found along here, the nearest rail station is at least 30</p>

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0.8 hectare site for residential including Affordable Housing

<p>make the best use of existing transport infrastructure</p>	<ul style="list-style-type: none"> • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>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 & 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>minutes away and access by foot is poor and would be dangerous as there would be no pavements/footpaths in the area.</p> <p>The GBBR considered the Green Belt parcel in which this site sits to be of worst potential to deliver sustainable development due to its lack of strategic accessibility and limited access to existing community facilities.</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>
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	<p>opportunities?</p> <ul style="list-style-type: none"> • improve access to and participation in education? 	<p>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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

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to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).

Overall Conclusions

Summary of Social Impacts & Issues

Redevelopment of the site would make a positive contribution to the housing need (including affordable housing) within the borough; Access to local services and facilities is poor, development of the site is likely to encourage the use of the private car.

Summary of Environmental Impacts & Issues

The site is greenfield site (woodland) within the Green Belt – there would be a loss of greenfield land;
 The site contains tree with TPOs which will need to be protected;
 The GBBR found the area to be of ‘low suitability’ for removal from the Green Belt as it prevents intensification of ribbon development and prevents encroachment of the urban landscape into the Green Belt – residential development at this site is considered to have significant adverse impacts on the natural landscape;
 Redevelopment of the site would need to comply with design and sustainable construction standards;
 The site is remote with poor access to local services and facilities. Redevelopment is likely to encourage private car use.

Summary of Economic Impacts & Issues

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve accessibility to key services and facilities
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
-
- Ensure contribution towards essential infrastructure
- Tree survey would need to be undertaken if the site were developed. Trees on the site are protected by TPOs
- Conduct an ecological assessment to determine levels of biodiversity and valuable natural features on site and adjacent to site. Introduce mitigation and enhancement measures where required
- Careful site layout and landscaping to reduce visual impact.
- Ensure designs meet standards of sustainable construction
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network
- 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
- Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car
- Contribution towards SANG and SAMM of the SPA
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features

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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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 would contribute to meeting the overall requirement for Traveller accommodation of the Core Strategy.</p> <p>As such the site has potential to assist in providing specialist accommodation to meet an identified need (see the Traveller Accommodation Assessment, 2013).</p> <p>The development would specifically provide specialist accommodation for older people, in addition to a transit site for the Traveller community.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA, paying particular regard to Gypsy and Traveller needs • Site to provide high quality pitches that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Potential for site to provide transit site for the Traveller community
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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? 	<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>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes (pitches).</p> <p>Land to the north of the canal comprises a country park that is readily accessible (less than 200m away) and highly valued for recreation. The site is very near to the canal and public footpaths which facilitate walking and cycling.</p>

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	<ul style="list-style-type: none"> improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>Close proximity to Brookwood Neighbourhood Centre (760m) encourages walking and cycling.</p> <p>Site is over 2km from the nearest doctor surgery, outside of reasonable walking distance.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Improve connectivity to Country Park (main road and canal act as barriers)
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"> result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? reduce flood risk to the development and to adjacent development? avoid an adverse impact on flood zones 3a and 3b? resolve an existing drainage problem? 	<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 10% 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).</p> <p>A small portion of the site is also within Flood Zone 3 (to the north of Brookwood Lye Road). No land is within Flood Zone 3b.</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 (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>

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						<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> <ul style="list-style-type: none"> • 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) • Locate development only on land within Flood Zone 1
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<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"> • 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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		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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 800-1200m access by foot to nearest centre • 15mins walking distance to nearest GP • 10-20mins walking distance to Brookwood railway station • 10-20mins drive to Town Centre • 760m to Brookwood Neighbourhood Centre • 250m of cycle route and public footpath along canal • 250m of bus services and bus stops on Connaught Road/Bagshot Road • 700m from Sainsburys supermarket (with medical facilities) • 6-10mins walking distance to Brookwood Primary School • 21-25mins walking distance to Winston Churchill Secondary School <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>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities by improving connectivity to cycle routes and public footpaths
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously	Would the development of the site / policy option:	Targets: 70% of new residential development to	+	+	+	Part of the site is previously developed land, including derelict glasshouses. Its allocation and development would

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developed land and existing buildings	<ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>				support the use of and remediation of this land, and therefore contribute positively towards the SA objective. It should be noted that the GBBR concluded that the site does not contribute to the openness of the Green Belt as it is largely developed (page 65).
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 impacts are predicted to be neutral. The site is in close proximity to Brookwood Neighbourhood Centre, Brookwood Railway Station, cycle routes and public footpaths, and has 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 Brookwood Lye Road to the north, and the railway line to the south, which may potentially have noise impacts. Development can incorporate mitigation measures to reduce impact.</p> <p>Optimising/mitigating measures: Detailed site layout may require landscaping to buffer against the noise impacts from the road and 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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>Environment Agency initial comments do not identify contaminated land here. Development will lead to the remediation of existing contamination on the site with potential positive impacts. However, historical contaminative uses may have led to soil and groundwater contamination around the former nursery buildings that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p>

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						Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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 forms part of a wider parcel of land which has a strong landscape character with a combination of valued natural features. However, the site itself forms an urban fringe landscape of low quality, classed as Green Belt and consisting of a combination of previously developed land and greenfield land. The site contains scrub and a group of mature trees in the southwest corner. A tree survey should determine where there are valuable trees which should be retained.</p> <p>Regard should be had to the integrity of the nature conservation interest of the adjacent SNCI (separated from the site by Brookwood Lye Road to the north). Mitigation for possible adverse impacts could be incorporated.</p> <p>The residential development of the site would result in a modest 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. The proposed Brookwood Farm SANG is in close proximity to the site.</p> <p>Optimising/mitigating measures: Conduct an ecological survey and tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Careful design of layout to take into account SNCI on adjacent land, to preserve its integrity. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with 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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, 	<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>	-	-	0	<p>There are no heritage assets within or in proximity to the site.</p> <p>Although classed as Green Belt land, the site forms part of the urban fringe landscape of low quality. To the east is a Gypsy and Traveller site (Five Acres), to the south is the railway line, and to the west are residential dwellings and their gardens. The land to the north of the site – across from Brookwood Lye Road – has a valuable landscape character which contributes to its local setting. Visual impacts of</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">• conserve and/or enhance cultural assets?• improve access to the natural and historic environment and cultural assets?	<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>residential development in relation to this area of land should be considered and mitigated. The development of the site itself, however, provides an opportunity to improve its landscape character which is currently of low quality. The neutral score reflects the balance between potential adverse impacts on the adjacent SNCI, against positive impacts resulting from improving the landscape character of the site itself.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development on adjacent SNCI. Creation of linkages with GI network to improve access to natural landscape north of site.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<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 location of the site and implementation of SuDS.</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>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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>

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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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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>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"> • 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, 	<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 & Core Strategy Policy CS18.</i></p> <p>Trends: proportion of</p>	+	+	+	<p>The site lies 1.1km east of Brookwood Neighbourhood Centre where shops and facilities are located, as well as the railway station (providing access to the Town Centre, and London). It is within walking distance of the nearest supermarket and primary school, and cycle routes and public footpaths are within 250m of the site. A main bus route, with its bus stops, runs along Connaught Road and Bagshot Road, which is within walking distance. It is considered that the site is in a sustainable location which would reduce reliance on private car use, and support the use of public transport.</p> <p>The site is adjacent to sufficient existing transport infrastructure – Brookwood Lye Road, although any new development would be expected to contribute to the</p>

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	<p>district or local centre?</p> <ul style="list-style-type: none"> improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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>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 Brookwood Crossroads and incorporation/improvement of sustainable transport infrastructure.</p>
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"> encourage diversity and quality of employment in the Borough? encourage provision of jobs accessible to local residents? enable local people to work near their homes? ensure the timely provision of infrastructure? support the implementation of BREEAM? support a better match between education and local employment opportunities? improve access to and participation in education? 	<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>	0	0	0	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

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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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	As an allocation for residential development, employment issues are largely inapplicable.
Overall Conclusions						
Summary of Social Impacts & Issues	The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Potential vulnerability to flooding (surface water flooding and risk from Flood Zone 2 and adjacent Flood Zone 3) – further investigation to assess flood risk required; Positive health impacts due to proximity to Country Park, cycle routes and public footpaths – seek improved connectivity to these assets.					
Summary of Environmental Impacts & Issues	Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required; Potential adverse impacts on integrity of adjacent SNCI;					

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Opportunity to improve connectivity with nearby GI assets;
Development would bring about improvements to land of low landscape quality, and make best use of previously developed land;
Lies within 1km of SANG at Brookwood Country Park, reducing impacts on Thames Basin Heaths SPA;
Sustainably located within walking distance of Brookwood Railway Station, cycle routes and public footpaths, and of local services and facilities – supports sustainable transport options;
Potential adverse impact on existing transport infrastructure – Brookwood Crossroads – transport assessment required;
Potential exposure to noise pollution from railway;
Potential remediation of land contamination if present on site;
Site is located in a High Risk Ground Water area, but on a minor aquifer – proposed land-use should not have a significant impact on water quality, but should be considered when assessing the site.

Summary of Economic Impacts & Issues

A residential site increases the supply of land for housing and plays a role in supporting the local economy.

Summary of optimising/mitigating measures:

- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA, paying particular regard to Gypsy and Traveller needs
- Site to provide high quality pitches that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Potential for site to provide transit site for the Traveller community
- Improve connectivity to Country Park (main road and canal act as barriers)
- 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)
- Locate development only on land within Flood Zone 1
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Improve access to key services and facilities by improving connectivity to cycle routes and public footpaths
- Improve connectivity to Country Park (main road and canal act as barriers).
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Improve access to key services and facilities by improving connectivity to cycle routes and public footpaths.
- Detailed site layout may require landscaping to buffer against the noise impacts from the road and railway line.
- Conduct ecological assessment and tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.
- Careful design of layout to take into account SNCI on adjacent land, to preserve its integrity.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.
- Careful design of layout and landscaping to reduce visual impact of development on adjacent SNCI.
- Creation of linkages with GI network to improve access to natural landscape north of site.
- 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.
- Conduct a Transport Assessment to determine impact on Brookwood Crossroads and incorporation/improvement of sustainable transport infrastructure.
- Noise Impact Assessment to be conducted, identifying any necessary mitigation measures.
- Further investigation into land contamination required, and consultation with Environmental Health and Environment Agency.
- Flood Risk Assessment may be required given pluvial flood risk and proximity to Flood Zone 3.
- Seek to replicate greenfield run-off situations e.g. through the use of Sustainable Drainage Systems.

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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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 would contribute to meeting the overall requirement for Traveller accommodation of the Core Strategy.</p> <p>As such the site has potential to assist in providing specialist accommodation to meet an identified need (see the Traveller Accommodation Assessment, 2013).</p> <p>The development would specifically provide specialist accommodation for older people, in addition to a transit site for the Traveller community.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA, paying particular regard to Gypsy and Traveller needs • Site to provide high quality pitches that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Potential for site to provide transit site for the Traveller community
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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes (pitches).</p> <p>Land to the north of the canal comprises a country park that is readily accessible (less than 200m away) and highly valued for recreation. The site is very near to the canal and public footpaths which facilitate walking and cycling.</p> <p>Close proximity to Brookwood Neighbourhood Centre (760m) encourages walking and cycling.</p> <p>Site is over 2km from the nearest doctor surgery, outside of reasonable walking distance.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve connectivity to Country Park (main road

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		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.				and canal act as barriers)
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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<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 10% 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).</p> <p>A small portion of the site is also within Flood Zone 3 (to the north of Brookwood Lye Road). No land is within Flood Zone 3b.</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 (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. 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"> • Design of the development would have to take into account SuDS and provide suitable surface and foul

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						<p>water drainage</p> <ul style="list-style-type: none"> Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan) Locate development only on land within Flood Zone 1
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> address issues of deprivation? help improve social inclusion? support safe communities by reducing crime levels? help reduce the fear of crime? ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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"> Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? help support existing community facilities? help support the provision of religious cultural uses? 	<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"> 800-1200m access by foot to nearest centre 15mins walking distance to nearest GP 10-20mins walking distance to Brookwood railway station 10-20mins drive to Town Centre 760m to Brookwood Neighbourhood Centre 250m of cycle route and public footpath along canal 250m of bus services and bus stops on Connaught Road/Bagshot Road 700m from Sainsburys supermarket (with medical facilities) 6-10mins walking distance to Brookwood Primary

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						<p>School</p> <ul style="list-style-type: none"> • 21-25mins walking distance to Winston Churchill Secondary School <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>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities by improving connectivity to cycle routes and public footpaths
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>Part of the site is previously developed land, including derelict glasshouses. Its allocation and development would support the use of and remediation of this land, and therefore contribute positively towards the SA objective. It should be noted that the GBBR concluded that the site does not contribute to the openness of the Green Belt as it is largely developed (page 65).</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater 	<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>	0	0	0	<p>Development impacts are predicted to be neutral. The site is in close proximity to Brookwood Neighbourhood Centre, Brookwood Railway Station, cycle routes and public footpaths, and has 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 Brookwood Lye Road to the north, and the railway line to the south, which may potentially have</p>

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	<p>levels of noise?</p> <ul style="list-style-type: none"> ensure people are not exposed to light pollution? 	<p>Light pollution is not currently considered to be an issue in the Borough.</p>				<p>noise impacts. Development can incorporate mitigation measures to reduce impact.</p> <p>Optimising/mitigating measures: Detailed site layout may require landscaping to buffer against the noise impacts from the road and 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"> avoid development on Agricultural Land classed as Grade 1, 2 or 3a? support the remediation of contaminated land? reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>Environment Agency initial comments do not identify contaminated land here. Development will lead to the remediation of existing contamination on the site with potential positive impacts. However, historical contaminative uses may have led to soil and groundwater contamination around the former nursery buildings that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</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"> avoid landtake of identified (including protected) habitats? avoid fragmentation, and increase connectivity, of habitats? avoid recreational impacts on habitats? avoid adverse hydrological impacts on habitats? avoid the impacts of vehicle emissions on habitats? avoid the impact of light on habitats? preserve and protect existing habitats? provide opportunities for enhancement and/or creation of biodiversity? 	<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 forms part of a wider parcel of land which has a strong landscape character with a combination of valued natural features. However, the site itself forms an urban fringe landscape of low quality, classed as Green Belt and consisting of a combination of previously developed land and greenfield land. The site contains scrub and a group of mature trees in the southwest corner. A tree survey should determine where there are valuable trees which should be retained.</p> <p>Regard should be had to the integrity of the nature conservation interest of the adjacent SNCI (separated from the site by Brookwood Lye Road to the north). Mitigation for possible adverse impacts could be incorporated.</p> <p>The residential development of the site would result in a modest 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. The proposed Brookwood Farm SANG is in close proximity to the site.</p> <p>Optimising/mitigating measures: Conduct an ecological survey and tree survey to determine</p>

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						<p>levels of biodiversity and valuable landscape features on site and adjacent to site. Careful design of layout to take into account SNCI on adjacent land, to preserve its integrity. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>There are no heritage assets within or in proximity to the site.</p> <p>Although classed as Green Belt land, the site forms part of the urban fringe landscape of low quality. To the east is a Gypsy and Traveller site (Five Acres), to the south is the railway line, and to the west are residential dwellings and their gardens. The land to the north of the site – across from Brookwood Lye Road – has a valuable landscape character which contributes to its local setting. Visual impacts of residential development in relation to this area of land should be considered and mitigated. The development of the site itself, however, provides an opportunity to improve its landscape character which is currently of low quality. The neutral score reflects the balance between potential adverse impacts on the adjacent SNCI, against positive impacts resulting from improving the landscape character of the site itself.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development on adjacent SNCI. Creation of linkages with GI network to improve access to natural landscape north of site.</p>

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11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> improve the energy efficiency of the building stock? help take advantage of passive solar gain through orientation? help minimise the use of energy through design and occupation? reduce the emission of greenhouse gases? facilitate the generation/use of renewable energy? support decentralised energy generation? support the development of on or off-site CHP and/or link to an existing CHP facility? support the co-ordination of green infrastructure? increase the capacity of the habitat to act as a carbon sink? increase the resilience of the habitat to climate change impacts? support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<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 location of the site and implementation of SuDS.</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>
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"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	<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"> support a reduction in the generation of waste? minimise waste in the construction process? 	<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</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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		waste going to landfill.				reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Would the development of the site / policy option: <ul style="list-style-type: none"> • 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	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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 & 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 centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	The site lies 1.1km east of Brookwood Neighbourhood Centre where shops and facilities are located, as well as the railway station (providing access to the Town Centre, and London). It is within walking distance of the nearest supermarket and primary school, and cycle routes and public footpaths are within 250m of the site. A main bus route, with its bus stops, runs along Connaught Road and Bagshot Road, which is within walking distance. It is considered that the site is in a sustainable location which would reduce reliance on private car use, and support the use of public transport. The site is adjacent to sufficient existing transport infrastructure – Brookwood Lye Road, although any new development would be expected to contribute to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution. Optimising/mitigating measures: Conduct a Transport Assessment to determine impact on Brookwood Crossroads and incorporation/improvement of sustainable transport infrastructure.
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and	Would the development of the site / policy	Targets: increase	0	0	0	As an allocation for residential development, employment

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1.2 ha hectare site for residential accommodation for the Traveller community and a transit site for Traveller community

<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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>issues are largely inapplicable.</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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

SITE/0024/BRKW, SHLAABR024: Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD 1.2 ha hectare site for residential accommodation for the Traveller community and a transit site for Traveller community					
		continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).			
Overall Conclusions					
Summary of Social Impacts & Issues	The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Potential vulnerability to flooding (surface water flooding and risk from Flood Zone 2 and adjacent Flood Zone 3) – further investigation to assess flood risk required; Positive health impacts due to proximity to Country Park, cycle routes and public footpaths – seek improved connectivity to these assets.				
Summary of Environmental Impacts & Issues	Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required; Potential adverse impacts on integrity of adjacent SNCI; Opportunity to improve connectivity with nearby GI assets; Development would bring about improvements to land of low landscape quality, and make best use of previously developed land; Lies within 1km of SANG at Brookwood Country Park, reducing impacts on Thames Basin Heaths SPA; Sustainably located within walking distance of Brookwood Railway Station, cycle routes and public footpaths, and of local services and facilities – supports sustainable transport options; Potential adverse impact on existing transport infrastructure – Brookwood Crossroads – transport assessment required; Potential exposure to noise pollution from railway; Potential remediation of land contamination if present on site; Site is located in a High Risk Ground Water area, but on a minor aquifer – proposed land-use should not have a significant impact on water quality, but should be considered when assessing the site.				
Summary of Economic Impacts & Issues	A residential site increases the supply of land for housing and plays a role in supporting the local economy.				
Summary of optimising/mitigating measures:					
<ul style="list-style-type: none"> • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA, paying particular regard to Gypsy and Traveller needs • Site to provide high quality pitches that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Potential for site to provide transit site for the Traveller community • Improve connectivity to Country Park (main road and canal act as barriers) • 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) • Locate development only on land within Flood Zone 1 • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance • Improve access to key services and facilities by improving connectivity to cycle routes and public footpaths • Improve connectivity to Country Park (main road and canal act as barriers). • Secure contribution to provision of essential transport infrastructure related to the development of this site. • Improve access to key services and facilities by improving connectivity to cycle routes and public footpaths. • Detailed site layout may require landscaping to buffer against the noise impacts from the road and railway line. • Conduct ecological assessment and tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. • Careful design of layout to take into account SNCI on adjacent land, to preserve its integrity. • Contribution towards SANG and SAMM of the SPA. • Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network. • Careful design of layout and landscaping to reduce visual impact of development on adjacent SNCI. 					

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- Creation of linkages with GI network to improve access to natural landscape north of site.
- 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.
- Conduct a Transport Assessment to determine impact on Brookwood Crossroads and incorporation/improvement of sustainable transport infrastructure.
- Noise Impact Assessment to be conducted, identifying any necessary mitigation measures.
- Further investigation into land contamination required, and consultation with Environmental Health and Environment Agency.
- Flood Risk Assessment may be required given pluvial flood risk and proximity to Flood Zone 3.
- Seek to replicate greenfield run-off situations e.g. through the use of Sustainable Drainage Systems.

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14.71 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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 make a significant contribution to meeting overall housing requirement, including affordable housing.</p> <p>The yield is tbc (SHLAA, 2014), however 441 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs</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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? 	<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>The site is located outside of a reasonable (11-15mins) walking and cycling distance of Knaphill Local Centre, where there is access to a doctor surgery.</p>

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	<ul style="list-style-type: none"> • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>A public footpath runs through the site and there is an adjacent cycle path, which facilitate walking and cycling.</p> <p>There is a narrow strip of common land adjacent to the site to the west and a larger section of common land to the south of the site, although it is not directly accessible from the site.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve connectivity to common land for recreation
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 watercourse runs through the site and any proposed development would need to ensure there is no increase in flood risk.</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>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>

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						<p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1 •
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Working Service & 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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? 	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p>	-	-	-	<p>The site is within:</p> <ul style="list-style-type: none"> • 1200-1600m to the nearest centre (beyond suitable walking distance) • 11-15mins walking distance to nearest GP

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	<ul style="list-style-type: none"> • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<p>Trends: increased accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> • 30-40mins walking distance to Brookwood railway station • 10-20mins drive to Town Centre • 1km of Knaphill Local Centre (and community facilities therein) • 250m of cycle route and public footpath • 250m of bus services and bus stops • 6-10mins walking distance to nearest Primary School • 31-40mins walking distance to nearest Secondary School <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>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities, in particular secondary schools
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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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Site is open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>
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		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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>The site is not in close proximity to key services and facilities where sustainable modes of travel can be encouraged and the need to travel can be reduced. There is therefore a negative impact on this objective. Mitigation measures will need to be introduced will help to neutralise any potential adverse impacts on this objective.</p> <p>The site is within 1km of the Anchor Hill Air Quality Management Area. Any development on the site would need to ensure it does not contribute to poor air quality in the area.</p> <p>The site is adjacent to Chobham Road which may potentially have noise impacts. Development can incorporate mitigation measures to reduce impact.</p> <p>The negative score reflects the unreasonable walking distance from the site to most local services and the potential noise impact from Chobham Road.</p> <p>Optimising/mitigating measures: Improve access to key services and facilities to reduce the need to travel by private car</p> <p>Detailed site layout may require landscaping to buffer against the noise impacts from the road</p> <p>Improve cycle and footpath networks to improve connectivity</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is located on potentially the 'best and most versatile agricultural land' (Grade 1 to 3a). Additional information will be required to determine whether the site is Grade 3a or Grade 3b.</p> <p>Although considered to be at a low risk of contamination, all former agricultural and grazing land would need to be assessed for potential contamination for residential development proposals.</p> <p>The potential agricultural quality of the land against the potential remediation of contaminated land is reflected in the neutral score.</p> <p>Optimising/mitigating measures:</p>

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						Further investigation into land contamination, in consultation with Environmental Health and Environment Agency
						Further investigation into agricultural land, in consultation with Natural England
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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 site comprises of greenfield land.</p> <p>The site consists of many natural features including mature trees, strong tree belts and woodland strips are protected by Tree Preservation Orders.</p> <p>Development on the site could result in the loss of habitats. A ecological assessment will need to be undertaken.</p> <p>The site is also adjacent to a narrow strip of common land and this would need to be protected from development and the impact of development.</p> <p>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. The proposed Brookwood Farm SANG is in relatively close proximity to the site.</p> <p>Optimising/mitigating measures: Conduct an ecological assessment and tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Introduce mitigation and enhancement measures where required Valuable trees/hedges should be retained, any losses should be re-provided The residential development of the site would result in an increase in additional dwellings. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.</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"> • avoid adverse impacts on important 	<p>Targets: preserve and enhance cultural and historic features.</p>	-	-	-	<p>The site forms part of a wider parcel of land which has a strong landscape character with a combination of valued</p>

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<p>accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>landscapes?</p> <ul style="list-style-type: none"> • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>natural features. It forms a substantial part of the countryside that lies between the north western edge of the town and the southern side of Bisley. The landscape is largely unspoilt and reinforces the sense of separation between the two urban areas. The site is also bordered with a mature tree row as well as contains areas of woodland within it.</p> <p>It should be noted that the GBBR concluded that the site is of critical importance to three Green Belt purposes – contributing to the containment of the well-defined urban area; contributing to the separation between neighbouring urban areas, i.e. Knaphill and Bisley; and assisting in safeguarding the attractive rural countryside from encroachment beyond the well-defined urban edge. Due to its current landscape quality and character, the site reinforces the sense of separation between two built-up areas and therefore considered to be very sensitive to change.</p> <p>The site is adjacent to a locally listed building to the south of the site boundary. Due to the separation distances, it is unlikely that development will have a significant adverse impact on the asset or its setting.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development Retain protected and 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off- 	<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 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, but could result in further emissions from private car use.</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>site CHP and/or link to an existing CHP facility?</p> <ul style="list-style-type: none"> • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>(including SUDS). <i>Source: Core Strategy Policies CS9 & CS22.</i></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 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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	<p>Would the development of the site / policy</p>	<p>Targets: achieve at least</p>	0	0	0	<p>Planning policy requirements should ensure the development</p>

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<p>improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>option:</p> <ul style="list-style-type: none"> • 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? 	<p>'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>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>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 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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is not within a reasonable walking distance to Knaphill Local Centre where shops and facilities are located. However cycle routes and public rights of way pass through or around the site. A main bus route, with its bus stops, runs along Chobham Road, which is within walking distance of the site. The site is not easily accessible to secondary schools, railways stations and Woking Town Centre and therefore it is considered that redevelopment of this site to residential use would encourage the use of private cars.</p> <p>The site is adjacent to sufficient existing transport infrastructure – Chobham Road, although 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>The neutral score reflects the distance between the site and local services against the close proximity of public transport.</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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		centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and 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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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	As an allocation for residential development, employment issues are largely inapplicable.
17. Provide a range	Would the development of the site / policy	Targets: increase in	0	0	0	As an allocation for residential development, employment

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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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>issues are largely inapplicable.</p>
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Overall Conclusions

<p>Summary of Social Impacts & Issues</p>	<p>The site could provide housing and associated benefits such as affordable housing and/or extra care accommodation, to meet needs in the area; Proximity to Knaphill Local Centre, bus routes along Chobham Road, some open spaces for recreation and to facilities such as primary schools encourages walking and cycling; Development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure, including new/improved pedestrian and cycle links, thereby improving access to new and existing residents to services.</p>
<p>Summary of Environmental Impacts & Issues</p>	<p>Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required; Lies within 2km of SANG at Brookwood Country Park, reducing impacts on Thames Basin Heaths SPA; Sustainably located within walking distance of bus stops, cycle routes and public footpaths, and of local services and facilities – supports sustainable transport options; Adverse impact on the character and role of the Green Belt; Potential adverse impact on existing transport infrastructure – transport assessment required.</p>
<p>Summary of Economic Impacts & Issues</p>	<p>Minimal impact</p>

Summary of optimising/mitigating measures:

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- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve connectivity to common land for recreation
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- 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, in particular secondary schools
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- Secure contribution to provision of essential transport infrastructure related to the development of this site
- Improve access to key services and facilities such as secondary schools and railway stations
- Detailed site layout may require landscaping to buffer against the noise impacts from the road
- Improve cycle and footpath networks to improve connectivity
- Improve strategic accessibility
- Further investigation into land contamination, in consultation with Environmental Health and Environment Agency
- Further investigation into agricultural land, in consultation with Natural England
- Conduct ecological assessment and tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Introduce mitigation and enhancement measures where required
- Contribution towards SANG and SAMM of the SPA
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network
- Careful design of layout and landscaping to reduce visual impact of development
- Retain protected and high quality trees
- 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
- 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

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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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 yield is tbc (SHLAA, 2014), however 65 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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</p>	0	0	0	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Site is within 21-25mins walking distance of the nearest health centre in Goldsworth Park Local Centre, (thus not within suitable walking distance).</p> <p>To the south of the site is a Recreation Ground that is readily accessible and highly valued for recreation.</p> <p>The development of the site would bring about</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>				<p>creation/improvement of public open space for recreation use.</p> <p>A public footpath runs adjacent to the site.</p> <p>There is an area of common land adjacent to the site to the west and Goldsworth Park Recreation Ground and Woking Hockey Club are within close proximity to the site.</p> <p>Overall, a neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve connectivity to common land and Goldsworth Park Recreation Ground
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 but eastern edge of the site touches on 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).</p> <p>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103). 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. 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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						<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>Available information suggests pluvial flooding in the locality (on the south eastern boundary). 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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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) • Locate development only on land within Flood Zone 1
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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>	<p>0</p>	<p>0</p>	<p>0</p>	<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"> • 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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		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"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? help support existing community facilities? help support the provision of religious cultural uses? 	<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"> 1200-1600m to the nearest centre (beyond suitable walking distance) 21-25mins walking distance to nearest GP 30-45mins walking distance to Woking railway station 0-10mins drive to Town Centre 2km of Goldsworth Park Local Centre within 250m of public footpath within 250m of bus services and bus stops 6-10mins walking distance to nearest Primary School 26-30mins walking distance to nearest Secondary School <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. Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Improve access to key services and facilities
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously	Would the development of the site / policy option:	Targets: 70% of new residential development to	0	0	0	Site is greenfield land within the Green Belt. Consequently its development impacts on this objective are predicted to be

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developed land and existing buildings	<ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<p>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></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				neutral.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>	-	-	-	<p>The site is not in close proximity to key services and facilities where sustainable modes of travel can be encouraged and the need to travel can be reduced. There is therefore a negative impact on this objective. Mitigation measures will need to be introduced will help to neutralise any potential adverse impacts on this objective.</p> <p>The site is located on Littlewick Road where noise pollution could have a negative impact. Development will need to include mitigation measures to reduce exposure to noise pollution.</p> <p>Optimising/mitigating measures: Improve access to key services and facilities to reduce the need to travel by private car</p> <p>Design of development to include mitigation measures to reduce exposure to noise pollution.</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is classified as Grade 3 and Grade 4 quality agricultural land. The site is therefore located on potentially the 'best and most versatile agricultural land' (Grade 1 to 3a). Additional information will be required to determine whether the site is Grade 3a or Grade 3b.</p> <p>Historical contaminative uses may have led to soil and groundwater contamination, this will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus potentially contributing positively towards this</p>

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						<p>objective.</p> <p>The potential agricultural quality of the land against the potential remediation of contaminated land is reflected in the neutral score.</p> <p>Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency</p> <p>Further investigation into agricultural land, in consultation with Natural England</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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	<p>The site is a large field used for grazing.</p> <p>There are no environmental/ecological designations. Mature trees border the fields, which may provide habitats for wildlife. A ecological assessment/tree survey should be undertaken and mitigation measures adopted in the design phase.</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: Mitigation measures should be introduced if redevelopment of the site would have an adverse impact protected species / biodiversity. Valuable trees/hedges should be retained, any losses should be re-provide.</p> <p>The residential development of the site would result in an increase in additional 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>Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network. There is scope to improve the biodiversity value of the land over time.</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"> • avoid adverse impacts on important 	<p>Targets: preserve and enhance cultural and historic features. <i>Source:</i></p>	-	-	-	<p>The site is classed as Green Belt land, the site forms part of the urban fringe landscape. Removal of this site from the Green Belt would create a satellite development within the</p>

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<p>accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>landscapes?</p> <ul style="list-style-type: none"> • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<p><i>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>Green Belt that is not connected to the existing urban area.</p> <p>The site also makes a limited contribution towards separating the town from Bisley/West End.</p> <p>There are some signs of encroachment of the Green belt in this location, with small developments located along and adjacent to, Littlewick Road. Any additional encroachment or infilling is likely to have an adverse impact on character.</p> <p>There are no nationally designated heritage/cultural assets within or adjacent to the site. Access to the natural environment would improve.</p> <p>Optimising/mitigating measures: Creation of linkages with GI network to improve access to green infrastructure Careful design of layout and landscaping to reduce visual impact of development</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green 	<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 & 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 5 of the Code for Sustainable Homes.</p> <p>The site offers reasonable accessibility to most local facilities, but could result in further emissions from private car use.</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"> • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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, to reduce surface water flood risk.</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • support the improvement of water quality? • support the efficient use of water 	<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 5 of the Code for Sustainable Homes.</p> <p>The Environment Agency has confirmed that there are no</p>

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resources sustainably	<p>resources?</p> <ul style="list-style-type: none"> • 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? 	<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>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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 not considered to be within a reasonable walking distance of Goldsworth Park Local Centre, where shops and facilities are located. Bus routes and bus stops on Littlewick Road (adjacent to the site) facilitate sustainable travel to Woking Town Centre, Horsell and Guildford. Cycle routes and public footpaths are within 250m of the site. Although it is considered that the site is in a sustainable location in these respects, the distance from the Local Centre, Town Centre and the local railway station counteract these benefits to some extent (hence the neutral score). It is also beyond walking distance to a secondary school.</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> <p>Optimising/mitigating measures: Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure Improvements to the bus service and frequency of service</p> <p>Improve connectivity to Goldsworth Park Local Centre</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, employment issues are largely inapplicable.</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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

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	<ul style="list-style-type: none"> • support the vibrancy of the town, district and local centres? 	<p>(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 & Issues</p>	<p>The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Potential vulnerability to flooding (risk from Flood Zone 2) – further investigation to assess flood risk required; Positive health impacts due to proximity to common land and Goldsworth Park Recreation Ground, cycle routes and public footpaths – seek improved connectivity to these assets.</p>
<p>Summary of Environmental Impacts & Issues</p>	<p>Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required; Opportunity to improve connectivity with nearby GI assets; Development would result in isolated development within the Green Belt and would have a significant impact on character; Located within a rural location where access to Goldsworth Park Local Centre and Woking Town Centre is not considered to be reasonable by foot. Improvements to the local bus service would need to be undertaken to support sustainable transport options; Potential adverse impact on existing transport infrastructure – transport assessment required.</p>
<p>Summary of Economic Impacts & Issues</p>	<p>Minimal impact</p>

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Improve connectivity to common land and Goldsworth Park Recreation Ground • Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan) • Locate development only on land within Flood Zone 1 • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance • Improve access to key services and facilities • Secure contribution to provision of essential transport infrastructure related to the development of this site • Further investigation into agricultural land, in consultation with Natural England • Design of development to include mitigation measures to reduce exposure to air and noise pollution
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- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Further investigation into land contamination, in consultation with Environmental Health and Environment Agency
- Ecology assessment / tree survey to be conducted and mitigation measures adopted in the design phase
- Careful design of layout and landscaping to reduce visual impact of development
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features, to reduce surface water flood risk
- Design of development to achieve 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

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4.0 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The yield is tbc (SHLAA, 2014), however 120 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Site is within 10-15mins walking distance of the nearest doctor surgery in Knaphill Local Centre.</p> <p>To the north of the site is a small piece of common land that is accessible and could be used for recreation.</p>

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4.0 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>The development of the site would bring about creation/improvement of public open space for recreation use.</p> <p>A public footpath runs adjacent to the site.</p> <p>Overall, a positive score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve connectivity to common land
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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>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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1

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4.0 hectare site for 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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious 	<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"> • 800-1200m to the nearest centre (beyond suitable walking distance) • 11-15mins walking distance to nearest GP • 30-45mins walking distance to Brookwood railway station • 10-20mins drive to Town Centre • Within 1km of Knaphill Local Centre (and community facilities therein) • Within 250m of public footpath • Within 250m of bus services and bus stops

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4.0 hectare site for residential including Affordable Housing

	cultural uses?					<ul style="list-style-type: none"> • 11-15mins walking distance to nearest Primary School • 31-35mins walking distance to nearest Secondary School <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. Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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 site is greenfield land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? 	<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>The site is not in close proximity to key services and facilities where sustainable modes of travel can be encouraged and the need to travel can be reduced. There is therefore a negative impact on this objective. Mitigation measures will need to be introduced will help to neutralise any potential adverse impacts on this objective.</p>

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4.0 hectare site for residential including Affordable Housing

	<ul style="list-style-type: none"> • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 within 1km of the Anchor Hill Air Quality Management Area. Any development on the site would need to ensure it does not contribute to poor air quality in the area.</p> <p>The site is located on Chobham Road / Warbury Lane where noise pollution could have a negative impact. Development will need to include mitigation measures to reduce exposure to noise pollution.</p> <p>Optimising/mitigating measures: Improve access to key services and facilities to reduce the need to travel by private car</p> <p>Design of development to include mitigation measures to reduce exposure to air and noise pollution</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is classified as Grade 3 and 4 quality agricultural land. Therefore the site is located on potentially the 'best and most versatile agricultural land' (Grade 1 to 3a). Additional information will be required to determine whether the site is Grade 3a or Grade 3b.</p> <p>Although considered to be at a low risk of contamination, all existing and former farmland/grazing land would need to be assessed for potential contamination for residential development proposals.</p> <p>The potential agricultural quality of the land against the potential remediation of contaminated land is reflected in the neutral score.</p> <p>Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency</p> <p>Further investigation into agricultural land, in consultation with Natural England</p>
<p>9. Conserve and enhance biodiversity</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? 	<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	<p>The site is currently a large field which is used for grazing. There are no ecological designations on the site, however mature trees and hedgerows border the fields, which may provide habitats for wildlife. Adverse impacts on these habitats, including their fragmentation, should be avoided through mitigation measures adopted in the design phase. Where possible, habitats and habitat connections should be protected and enhanced.</p>

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4.0 hectare site for residential including Affordable Housing

	<ul style="list-style-type: none"> • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<p>'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>				<p>Optimising/mitigating measures: Redevelopment of the site is unlikely to have a significant impact on biodiversity however the mature trees on the boundary should be assessed for biodiversity value. Mitigation measures should be introduced if redevelopment of the site would have an adverse impact. Development proposals should seek to retain and improve natural features (e.g. valuable trees/hedges) and habitat connections where possible. The residential development of the site would result in an increase in additional dwellings. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network. 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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>The site forms a substantial part of the countryside that lies between the north western edge of the town and the southern side of Bisley. The landscape is largely unspoilt and reinforces the sense of separation between the two urban areas. The site is also bordered with a mature tree row. These are important landscape features</p> <p>It should be noted that the GBBR concluded that the site is of critical importance to three Green Belt purposes – contributing to the containment of the well-defined urban area; contributing to the separation between neighbouring urban areas, i.e. Knaphill and Bisley; and assisting in safeguarding the attractive rural countryside from encroachment beyond the well-defined urban edge. Due to its current landscape quality and character, the site reinforces the sense of separation between two built-up areas and therefore considered to be very sensitive to change.</p> <p>The site is adjacent to two Grade II listed buildings and any development, where it wraps around one of these. Development on the site is likely to have an impact on the</p>

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4.0 hectare site for residential including Affordable Housing

		<p>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>setting of the listed buildings and will need to take this into consideration of this through careful design.</p> <p>The double negative scoring is due to the potential negative impact on the landscape and heritage assets.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development Retain protected and 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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 reasonable accessibility to most local facilities, but could result in further emissions from private car use.</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>Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car</p>
<p>12. Reduce the impact of consumption of resources by using</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for 	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</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</p>

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sustainably produced and local products	<p>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"> • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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.</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	Would the development of the site / policy	Targets: decrease travel	0	0	0	The site is not within a reasonable walking distance to

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<p>to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>option:</p> <ul style="list-style-type: none"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>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 & 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>Knaphill Local Centre where shops and facilities are located. It is within walking distance of cycle routes and public rights of way which are adjacent to the site. A main bus route, with its bus stops, runs along Chobham Road, which is within walking distance of the site.</p> <p>The site is adjacent to sufficient existing transport infrastructure – Chobham Road, although 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>The neutral score reflects the distance between the site and local services against the close proximity of public transport.</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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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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>
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	<p>BREEAM?</p> <ul style="list-style-type: none"> • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<p>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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, this objective is largely inapplicable.</p>

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floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).

Overall Conclusions

Summary of Social Impacts & Issues
 The site could provide housing and associated benefits such as affordable housing and/or extra care accommodation, to meet needs in the area; Proximity to Knaphill Local Centre, bus routes along Chobham Road, some open spaces for recreation and to facilities such as primary schools encourages walking and cycling; Development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure, including new/improved pedestrian and cycle links, thereby improving access to new and existing residents to services.

Summary of Environmental Impacts & Issues
 Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required; Lies within 2km of SANG at Brookwood Country Park, reducing impacts on Thames Basin Heaths SPA; Sustainably located within walking distance of bus stops, cycle routes and public footpaths, and of local services and facilities – supports sustainable transport options; Potential adverse impact on existing transport infrastructure – transport assessment required.

Summary of Economic Impacts & Issues
 Minimal impact

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve connectivity to common land
- 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
- Secure contribution to provision of essential transport infrastructure related to the development of this site
- Improve access to key services and facilities to reduce the need to travel by private car
- Design of development to include mitigation measures to reduce exposure to air and noise pollution
- Further investigation into land contamination, in consultation with Environmental Health and Environment Agency
- Further investigation into agricultural land, in consultation with Natural England
- Ecological assessment / tree survey to be conducted to determine the levels of biodiversity and valuable natural features on the site. Introduce mitigation and enhancement measures where required
- 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
- Careful design of layout and landscaping to reduce visual impact of development
- Retain protected and high quality trees
- 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

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

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8.06 hectare site for Suitable Accessible Natural Greenspace (SANG)

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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & 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 & 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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i>	+	+	+	Access to informal public recreation space is shown to improve peoples' wellbeing, and improving the recreational facilities in this area will promote healthy lifestyles. The provision of SANG in this location offers the opportunity to improve connections and accessibility between the various open spaces in this part of the Borough, thereby encouraging active pursuits.

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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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 Zones 1, 2 and 3, however no built form proposed, rather use as recreational open space.</p> <p>Open space is capable of acting as functional floodplain with no built development, it is not considered to be a use vulnerable to flooding. Preserving this area as open space can assist in reducing flood risk in nearby urban areas.</p> <p>Available information suggests pluvial flooding in the locality. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding.</p> <p>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"> • Flood Risk Assessment • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage

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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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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>The development would not reduce poverty or crime but would assist in reducing 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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? 	<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 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>However the development would help to support existing services and facilities in the community.</p> <p>Allocation of the site for SANG would bring forward open space and provide the local community – particularly new residents of Brookwood Farm - with informal recreation</p>

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	<ul style="list-style-type: none"> • help support the provision of religious cultural uses? 					<p>facilities; it would also increase accessibility to other open spaces within the area.</p> <p>The negative impact of the site's location outside of a centre is balanced by the greater positive impact of the provision of this new semi-natural open space. Overall a positive impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities • Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community • Public footpaths to/from site to be created/improved
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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 greenfield site would be developed into open space – a green infrastructure use, therefore leading to a neutral score.</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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to 	<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>Urban green infrastructure can deliver a range of environmental benefits, including reduction in air pollution.</p> <p>The site is in close proximity to the existing urban area of Brookwood to the south and Knaphill to the east, including bus routes and cycle routes, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling.</p>

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	<p>greater levels of noise?</p> <ul style="list-style-type: none"> ensure people are not exposed to light pollution? 	<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"> avoid development on Agricultural Land classed as Grade 1, 2 or 3a? support the remediation of contaminated land? reduce the risk of creating further contamination? 	<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 site is currently semi-improved grassland – it is not classified as high quality Agricultural Land. There would be a neutral impact on this SA objective.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid landtake of identified (including protected) habitats? avoid fragmentation, and increase connectivity, of habitats? avoid recreational impacts on habitats? avoid adverse hydrological impacts on habitats? avoid the impacts of vehicle emissions on habitats? avoid the impact of light on habitats? preserve and protect existing habitats? provide opportunities for enhancement and/or creation of biodiversity? 	<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>As an allocation for SANG, the impacts of residential development in Woking Borough upon the European-protected bird habitat of the Thames Basin Heaths Special Protection Area (SPA) are mitigated. The allocation would make a positive contribution to this SA objective by preserving and protecting existing European protected habitat and avoiding recreational impacts on the SPA. This particular SANG allocation would provide SPA mitigation for a significant number of new dwellings at Brookwood Farm, to the east of the site.</p> <p>The designation of the site as a suitable alternative natural greenspace (SANG) would play a significant part in conserving and enhancing biodiversity within the Borough. SANGs mitigate against harm caused to the Thames Basin Heath Special Protection Area (SPA).</p> <p>There is an opportunity to improve biodiversity within and near to the site by improving GI corridors to valuable biodiversity habitats such as the Basingstoke Canal SSSI to the south, Sheet's Heath SSSI to the west, and the SNCI north of Sheet's Heath. The site is also within a Biodiversity Opportunity Area.</p> <p>Optimising/mitigating measures: Retain and enhance habitats and features which have biodiversity value; Take opportunities to improve connectivity of habitats within</p>

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						site and to wider GI network (e.g. by including GI corridors). Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended.
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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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 classed as Green Belt land. Allocating the site for open space would not adversely affect the character of the landscape, and can be developed for green infrastructure and recreational needs without affecting the overall integrity of the landscape.</p> <p>The allocation of SANG would make accessible for enjoyment the natural assets and landscapes of Woking, therefore contributing positively towards this objective. There is also an opportunity to enhance existing green infrastructure in the Borough.</p> <p>Optimising/mitigating measures: Increase access to open space by improving pedestrian/cycling links to/from the site, and public footpaths within the site.</p>
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? 	<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</p>	+	+	+	<p>Green infrastructure is vital to enable people and wildlife to adapt to the rising temperatures and extreme weather events associated with climate change. GI helps to mitigate climate change by reducing greenhouse gas emissions. A well-planned network of GI reduces fragmentation of the landscape and facilitates migration of species to new and more favourable habitats. The allocation of open space therefore has benefits in improving an area's resilience to</p>

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<p>and renewable sources – and adapt to its impacts</p>	<ul style="list-style-type: none"> • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>0</p>	<p>0</p>	<p>The allocation is unlikely to have direct impacts on the use of resources.</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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>Allocation would have a negligible effect on this SA objective.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste by providing waste/recycling facilities.</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>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"> • 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? 	<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>The site is just north of the Basingstoke Canal. It is also within a High Risk Ground Water area, and on a minor aquifer. Preserving this land as green infrastructure would have a negligible effect on this SA objective.</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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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>Development of the site for SANG brings an opportunity to increase accessibility of leisure and recreation space to existing and new residents in the local area, and reduce their need to travel to alternative facilities. There is also the opportunity for improved provision for walking and cycling to and from and within the site.</p> <p>Optimising/mitigating measures: Improved provision for walking/cycling to increase accessibility within the site, and to and from the site from the surrounding urban area</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.				
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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>	0	0	0	As an allocation for SANG, employment issues are largely inapplicable.

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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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>Although it is important to recognise the value open space has in creating places that are attractive for economic development, it is not considered that allocation of this site for open space has a direct impact on this objective.</p>
Overall Conclusions						
<p>Summary of Social Impacts & Issues</p>	<p>Improvement of wellbeing and healthy lifestyles through provision of informal recreation opportunities; Improved access for existing and new residents to leisure and recreation facilities; Preserving this area as green infrastructure can help reduce flood risk to adjacent urban area.</p>					
<p>Summary of Environmental Impacts & Issues</p>	<p>Protect and enhance existing biodiversity through provision of multi-functional green infrastructure and links to wider GI network; Provision of SANG preserves biodiversity of the Thames Basin Heaths SPA; Provides SPA mitigation for significant number of new dwellings at Brookwood Farm; Improve sustainable transport access (pedestrian links, cycle links) to reduce reliance on car. Allocation for green infrastructure preserves landscape character; Improve connections to wider GI network to improve habitat connectivity; Supports the preservation of water quality of Basingstoke Canal and of a High Risk Ground Water area and minor aquifer Open space can provide a range of environmental benefits, including adaptation to climate change and improved air quality; Increased accessibility for enjoyment of residents the natural assets and landscapes of Woking.</p>					
<p>Summary of Economic Impacts &</p>						

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Issues

Summary of optimising/mitigating measures:

- Flood Risk Assessment
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- 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
- Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community
- Provision of improved accessibility to open space via pedestrian/cycle links – particularly from Brookwood Farm to the east and Brookwood urban area to the south
- Improvement of public footpaths within site (to fulfil Natural England requirements for SANG development)
- Detailed design of SANG to take opportunities to improve connectivity of habitats within site and to wider GI network.
- Incorporation of waste facilities to service the open space.
- Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended.
- Retain and enhance habitats and features which have biodiversity value;

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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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The yield is tbc (SHLAA, 2014), however 38 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>Site is within 0-5mins walking distance of the nearest doctor surgery in Knaphill Local Centre.</p> <p>To the south of the site is a piece of common land that is accessible and could be used for recreation.</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>The development of the site would bring about creation/improvement of public open space for recreation use.</p> <p>Overall, a positive score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve connectivity to common land and recreational facilities
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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>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>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</p>

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						<p>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"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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</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"> • 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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		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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 400-800m access by foot to nearest centre (within suitable walking distance) • 0-5mins walking distance to nearest GP • 20-30mins walking distance to Brookwood railway station • 10-20mins drive to Town Centre • 1km of Knaphill Local Centre (and community facilities therein) • within 250m of public footpath • within 250m of bus services and bus stops • 0-5mins walking distance to nearest Primary School • 21-25mins walking distance to nearest Secondary School <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 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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>	0	0	0	<p>The site is greenfield land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 walking and cycling distance of Knaphill Local Centre and improvements could be made to improve public footpaths to increase connectivity to the Local Centre by foot. 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 within 1km of the Anchor Hill Air Quality Management Area. Any development on the site would need to ensure it does not contribute to poor air quality in the area.</p> <p>The site is located at Limecroft Road and Chobham Road where noise pollution could have a negative impact. Development will need to include mitigation measures to reduce exposure to noise pollution.</p> <p>Optimising/mitigating measures: Improve access to key services and facilities to reduce the need to travel by private car</p> <p>Mitigation measures to reduce exposure to noise pollution</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is classified as Grade 3 quality agricultural land. Therefore the site is located on potentially the 'best and most versatile agricultural land' (Grade 1 to 3a). Additional information will be required to determine whether the site is Grade 3a or Grade 3b.</p> <p>Although considered to be at a low risk of contamination, all former and existing farmland/grazing land would need to be assessed for potential contamination for residential development proposals.</p> <p>The potential agricultural quality of the land against the potential remediation of contaminated land is reflected in the neutral score.</p> <p>Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency</p> <p>Further investigation into agricultural land, in consultation</p>

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9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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	<p>with Natural England</p> <p>The site is currently a large field formerly used for grazing. There no ecological designations. The site contains mature trees and hedgerows, the ecological value of these should be assessed and mitigation measures introduced.</p> <p>Optimising/mitigating measures: Ecological assessment / tree survey to be conducted to determine the biodiversity value of the site and mitigation measures to be introduced. 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. 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. There is scope to improve the biodiversity value of the land over time, including the provision of green infrastructure.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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 forms a part of the countryside that lies between the north western edge of the town and the southern side of Bisley. The landscape is largely unspoilt and reinforces the sense of separation between the two urban areas. The site is also boarded with a mature tree row. These are important landscape features and also act as important habitats for biodiversity.</p> <p>It should be noted that the GBBR concluded that the site is of critical importance to three Green Belt purposes – contributing to the containment of the well-defined urban area; contributing to the separation between neighbouring urban areas, i.e. Knaphill and Bisley; and assisting in safeguarding the attractive rural countryside from encroachment beyond the well-defined urban edge. Due to its current landscape quality and character, the site reinforces the sense of separation between two built-up areas and therefore considered to be very sensitive to change.</p> <p>The site is in the vicinity of locally listed buildings however</p>

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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.				the separation distances mean that development is unlikely to have significant impact. However any development would need to take this into consideration in its design. Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development Retain protected and high quality trees
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	Would the development of the site / policy option: <ul style="list-style-type: none"> improve the energy efficiency of the building stock? help take advantage of passive solar gain through orientation? help minimise the use of energy through design and occupation? reduce the emission of greenhouse gases? facilitate the generation/use of renewable energy? support decentralised energy generation? support the development of on or off-site CHP and/or link to an existing CHP facility? support the co-ordination of green infrastructure? increase the capacity of the habitat to act as a carbon sink? increase the resilience of the habitat to climate change impacts? support the implementation of the Code for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15	Targets: decrease in carbon emissions and increase energy from renewable sources. <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 & CS22.</i> Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes. The site offers reasonable accessibility to most local facilities, but could result in further emissions from private car use. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	Would the development of the site / policy option: <ul style="list-style-type: none"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of 	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within	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

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	<p>recycled or secondary aggregates in new projects?</p> <ul style="list-style-type: none"> • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<p>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>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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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.</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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • reduce the need to travel, particularly by 	<p>Targets: decrease travel by car; decrease need to travel and distance</p>	0	0	0	<p>The site is within walking and cycling distance of Knaphill Local Centre, where shops and facilities are located. It is within walking distance of the nearest supermarket and</p>

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<p>transport options and make the best use of existing transport infrastructure</p>	<p>car/van/lorry?</p> <ul style="list-style-type: none"> • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>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 & 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>primary school, and cycle routes and public rights of way are close by to the site. A main bus route, with its bus stops, runs along Chobham Road and Limecroft Road, which is within walking distance of the site. It is considered that the site is in a sustainable location which would reduce reliance on private car use, and support the use of public transport for short distance journeys. The site is not considered to be well located for strategic infrastructure such as secondary schools, railway stations and Woking Town Centre.</p> <p>The site is adjacent to sufficient existing transport infrastructure – junction of Limecroft Road and Chobham Road - although 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>The neutral score reflects the distance between the site and strategic services such as secondary schools and railway stations against the close proximity of public transport and Knaphill Local Centre.</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>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

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	<p>education and local employment opportunities?</p> <ul style="list-style-type: none"> • improve access to and participation in education? 	<p>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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, this objective is largely inapplicable.</p>

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in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).

Overall Conclusions

Summary of Social Impacts & Issues

The site could provide housing and associated benefits such as affordable housing and/or extra care accommodation, to meet needs in the area; Proximity to Knaphill Local Centre, bus routes along Limecroft Road and Chobham Road, some open spaces for recreation and to facilities such as primary schools encourages walking and cycling; Development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure, including new/improved pedestrian and cycle links, thereby improving access to new and existing residents to services.

Summary of Environmental Impacts & Issues

Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required; Lies within 2km of SANG at Brookwood Country Park, reducing impacts on Thames Basin Heaths SPA; Sustainably located within walking distance of bus stops, cycle routes and public footpaths, and of local services and facilities – supports sustainable transport options; Potential adverse impact on existing transport infrastructure – transport assessment required.

Summary of Economic Impacts & Issues

Minimal impact

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve connectivity to common land and recreational facilities
- 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
- Further investigation into agricultural land, in consultation with Natural England
- Secure contribution to provision of essential transport infrastructure related to the development of this site
- Further investigation into land contamination, in consultation with Environmental Health and Environment Agency
- Ecological assessment / tree survey to be conducted to determine the biodiversity value of the site. Mitigation measures to be introduced
- 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
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network
- Careful design of layout and landscaping to reduce visual impact of development
- Retain protected and high quality trees
- 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
- Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport 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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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>The yield is tbc (SHLAA, 2014), however 250 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>	0	0	0	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Due to the large site area, the majority of the is within 20-40mins walking distance of the nearest health centre in Goldsworth Park Local Centre, (thus not within 'suitable walking distance).</p> <p>The walking distance to the health centre could be improved</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>through the provision of new footpaths.</p> <p>However, the site is in close proximity to both Goldsworth Park Recreation Ground and common land that is readily accessible and highly valued for recreation.</p> <p>The development of the site would bring about creation/improvement of public open space for recreation use.</p> <p>A public footpath runs adjacent to the site.</p> <p>There is an area of common land within walking distance of the site and Goldsworth Park Recreation Ground and Woking Hockey Club are also within close proximity to the site.</p> <p>Overall, a neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve connectivity to common land, Goldsworth Park Recreation Ground and Goldsworth Park Local Centre
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 is in Flood Zone 2 whilst the western section of the site is Flood Zone 1 (low risk). A number of watercourses run through the site whilst the Parley Brook is adjacent to the eastern boundary.</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>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 Zones 2 (NPPF, para. 103).</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>

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						<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 negative score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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</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"> • 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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		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"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? help support existing community facilities? help support the provision of religious cultural uses? 	<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"> 2km of Goldsworth Park Local Centre (beyond suitable walking distance) 11-40mins walking distance to nearest GP 45-60mins walking distance to Brookwood railway station 10-20mins drive to Town Centre within 250m of public footpath within 250m of bus services and bus stops 0-5mins walking distance to nearest Primary School 21-25mins walking distance to nearest Secondary School <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>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Improve access to key services and facilities
Environmental objectives: protecting and enhancing our natural, built and historic environment						
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"> support the use of and remediation of 	Targets: 70% of new residential development to be on previously	0	0	0	<p>The site is greenfield land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>

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existing buildings	<p>previously developed land?</p> <ul style="list-style-type: none"> • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>The site is outside of a reasonable walking and cycling distance to Goldsworth Road Local Centre. Therefore the site is not in close proximity to key services and facilities where sustainable modes of travel can be encouraged and the need to travel can be reduced. There is therefore a negative impact on this objective.</p> <p>Improvements could be made to improve public footpaths to increase connectivity by foot. 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 located on Carthouse Lane where noise pollution could have a negative impact. Development will need to include mitigation measures to reduce exposure to noise pollution.</p> <p>Optimising/mitigating measures: Improve access to key services and facilities</p> <p>Mitigation measures to reduce exposure to noise pollution</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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>	0	0	0	<p>The site is classified as Grade 3 and 4 quality agricultural land. Therefore the site is located on potentially the 'best and most versatile agricultural land' (Grade 1 to 3a). Additional information will be required to determine whether the site is Grade 3a or Grade 3b.</p> <p>Although considered to be at a low risk of contamination, all former and existing farmland/grazing land would need to be</p>

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		increase in number of sites with potential land contamination.				<p>assessed for potential contamination for residential development proposals.</p> <p>Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency</p> <p>Further investigation into agricultural land, in consultation with Natural England</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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 site is currently made up of a number of fields, with an extensive number of trees and wooded areas. Mature trees and hedgerows border the fields, which may provide habitats for wildlife. There are also a number of water courses that run through the site from north to south. The site therefore may have some ecological merits.</p> <p>There are no ecological designations however the site identified priority habitat.</p> <p>Optimising/mitigating measures:</p> <p>Conduct Ecological assessment / tree survey to determine levels of biodiversity and valuable natural features on site and adjacent to site. Introduce mitigation and enhancement measures where required.</p> <p>Valuable trees/hedges should be retained, any losses should be re-provided.</p> <p>The residential development of the site would result in an increase in additional 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>Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.</p> <p>Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended.</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? 	<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</i></p>	-	-	-	<p>The site is classed as Green Belt land. Removal of this site from the Green Belt would create a satellite development within the Green Belt that is not connected to the existing urban area.</p> <p>The site contributes towards separating the town from Bisley/West End. There are some signs of encroachment of the Green belt in this location, with small developments</p>

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8.34 hectare site for residential including Affordable Housing

<p>Woking</p>	<ul style="list-style-type: none"> • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<p>CS17</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>located along and, adjacent to, Littlewick Road. Any additional encroachment or infilling will have an impact on character of this area.</p> <p>There are no nationally designated heritage/cultural assets within or adjacent to the site.</p> <p>Optimising/mitigating measures: Creation of linkages with GI network to improve access to green infrastructure Careful design of layout and landscaping to reduce visual impact of development 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to 	<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 & CS22.</i></p> <p>Trends: decreasing local</p>	<p>-</p>	<p>-</p>	<p>-</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>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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 overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the isolated location of the site against the implementation of Code for Sustainable Homes.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of</p>

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	<ul style="list-style-type: none"> act as a carbon sink? increase the resilience of the habitat to climate change impacts? support the implementation of the Code for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15	CO2 emissions (to 2010); increase in sustainably constructed dwellings.				SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car
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"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	Targets: increase use of locally produced resources. <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"> support a reduction in the generation of waste? minimise waste in the construction process? 	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <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	Would the development of the site / policy option:	Targets: achieve at least 'good' status in all water	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 5 of the Code for

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of the region's rivers and groundwater, and manage water resources sustainably	<ul style="list-style-type: none"> • 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? 	<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>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>A number of watercourses run through/parallel to the site, including Parley Brook 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 watercourses do 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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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</p>	0	0	0	<p>The site is outside of a reasonable walking distance of Goldsworth Park Local Centre, where shops and facilities are located. Redevelopment of this site to residential use would encourage the use of private cars.</p> <p>It is however within walking distance of the nearest primary school, and cycle routes and public rights of way are close by to the site. A main bus route, with its bus stops, runs along Littlewick Road, which is within walking distance 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> <p>The neutral score reflects the distance between the site and local services against the close proximity of public transport.</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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		in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and 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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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	As an allocation for residential development, employment issues are largely inapplicable.

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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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, this objective is largely inapplicable.</p>
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Overall Conclusions

<p>Summary of Social Impacts & Issues</p>	<p>The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Potential vulnerability to flooding (risk from Flood Zone 2) – further investigation to assess flood risk required.</p>
<p>Summary of Environmental Impacts & Issues</p>	<p>Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required; Opportunity to improve connectivity with nearby GI assets; Development would result in isolated development within the Green Belt and would have a significant impact on character; Located within a rural location where access to Goldsworth Park Local Centre and Woking Town Centre is not considered to be reasonable by foot. Improvements to the local bus service would need to be undertaken to support sustainable transport options; Potential adverse impact on existing transport infrastructure – transport assessment required.</p>
<p>Summary of Economic Impacts & Issues</p>	<p>A residential site increases the supply of land for housing and could play a role in supporting the local economy.</p>

Summary of optimising/mitigating measures:

- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise

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- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve connectivity to common land, Goldsworth Park Recreation Ground and Goldsworth Park Local Centre
- 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
- Secure contribution to provision of essential transport infrastructure related to the development of this site
- Improve access to key services and facilities
- Further investigation into land contamination, in consultation with Environmental Health and Environment Agency
- Mitigation measures to reduce exposure to noise pollution
- Further investigation into agricultural land, in consultation with Natural England
- Ecological assessment/ tree survey to be conducted. Mitigation measures to be introduced.
- 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
- Creation of linkages with GI network to improve access to green infrastructure
- Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended.
- Careful design of layout and landscaping to reduce visual impact of development
- Retain high quality trees
- 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
- 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

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/0043/BYFL, SHLAABY043: Land south of High Road, Byfleet, KT14 7QL
5.62 hectare site for residential including Affordable Housing, public open space, landscaping and recreation areas

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)
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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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 85 dwellings (SHLAA, 2014).</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>The Green Belt boundary review comments that the sites identified in parcel 6 (including this site) form part of a wider masterplanned area owned a developer which contains public open space and recreation areas and that the parcel could also include a Gypsy and Traveller site.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Consider potential for inclusion of Gypsy and Traveller site
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SITE/0043/BYFL, SHLAABY043: Land south of High Road, Byfleet, KT14 7QL

5.62 hectare site for residential including Affordable Housing, public open space, landscaping and recreation areas

						<ul style="list-style-type: none"> Potential for site to provide homes for older people
<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"> support the provision of key health services? help improve the health of the community e.g. encourage healthy lifestyles? reduce health inequalities? improve accessibility to leisure and open space for informal and/or formal recreation? 	<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 will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Site is beyond suitable walking distance of the nearest health centre in West Byfleet.</p> <p>However, land to the south of the site comprises a Recreation Ground that is readily accessible and highly valued for recreation.</p> <p>The development of the site would bring about creation/improvement of public open space for recreation use.</p> <p>Brooklands Community Park is 15mins walking distance away.</p> <p>Running along Parvis Road to the north of the site is a cycle route. Parvis Road also allows access across the M25 to a public bridleway, each encouraging walking and cycling.</p> <p>The site's very close proximity (within walking distance) to services, shops and community facilities in Byfleet Local Centre contributes towards the achievement of this SA objective.</p> <p>The west of the site includes high voltage electricity pylons. However the area of the site proposed for housing would avoid these pylons.</p> <p>Potential exposure to air and noise pollution from the M25 could increase health inequalities – mitigation measures would be required to minimise adverse impacts.</p> <p>Overall, a positive score in terms of this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Noise Impact Assessment and Air Quality Assessment to be conducted – appropriate mitigation measures to be adopted
<p>3. Reduce vulnerability to flooding and harm</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> result in development within an area at 	<p>Trends: No development has been/is permitted in the floodplain against the</p>	0	0	0	<p>The majority of the site is in Flood Zone 1, but the eastern corner of the site touches on Flood Zone 2.</p>

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5.62 hectare site for residential including Affordable Housing, public open space, landscaping and recreation areas

<p>from flooding on public well-being, the economy and the environment</p>	<p>risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</p> <ul style="list-style-type: none"> • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<p>advice of the Environment Agency.</p>			<p>A drainage channel has also been identified running through the site.</p> <p>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).</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>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>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. There is a 20% risk of surface water flooding (according to Environment Agency comments). 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>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>Taking into account these measures, an overall neutral score.</p>
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5.62 hectare site for residential including Affordable Housing, public open space, landscaping and recreation areas

						<p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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) • Locate development only on land within Flood Zone 1 • Design of development to incorporate features to reduce surface water flood risk and any risk from Flood Zone 2 and drainage channel
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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 but much would be re-provision of existing open space. 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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve	Would the development of the site / policy	Targets: improve	0	0	0	The site is within:

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<p>accessibility to all services and facilities</p>	<p>option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<p>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>				<ul style="list-style-type: none"> • 350m to Byfleet Local Centre (suitable walking distance) • 21-25mins walk to nearest GP • 18mins walk to Byfleet and New Haw railway station / 5mins cycling distance (1.4km away from site) • 20-30mins drive to Town Centre • within 250m of cycle route along Parvis Road and bridleway running west of motorway • Within 250m of bus services and bus stops on Parvis Road and Rectory Lane • 500m from food shop in Byfleet Local Centre (within walking distance) • 6-10mins walk to nearest primary school • 26-30mins walk to nearest secondary school <p>The site is outside of the Local Centre but is within reasonable walking distance of key services and facilities therein. Although the site is outside a suitable walking/cycling distance from the Town Centre, it is considered to be well located to access services and facilities in the nearby Byfleet Local Centre, including its food shops and community services. The need to travel to access services and facilities will be reduced.</p> <p>The development would provide local community services (recreation open space).</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"> • Improve access to key services and facilities by improving connectivity to cycle routes and public footpaths
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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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>The site is open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>
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SITE/0043/BYFL, SHLAABY043: Land south of High Road, Byfleet, KT14 7QL 5.62 hectare site for residential including Affordable Housing, public open space, landscaping and recreation areas						
	<ul style="list-style-type: none"> • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 close proximity to Byfleet Local Centre, cycle routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling.</p> <p>The M25 motorway borders the west of the site and any future occupiers would likely be exposed to significant noise and possible air pollution. There is a risk that development of the site could lead to designation of an AQMA in the short-medium term. In the longer term, mitigation measures such as landscape buffers could reduce noise levels.</p> <p>The close proximity to Byfleet Local Centre against the potential increase and impact on noise and air pollution is reflected in the neutral score.</p> <p>Optimising/mitigating measures: Design of development to include mitigation measures to reduce exposure to air and noise pollution</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>Although considered to be at a low risk of contamination, all farmland would need to be assessed for potential contamination for residential development proposals.</p> <p>Optimising/mitigating measures: Further investigation into land contamination, in consultation with the Environment Agency and Environmental Health</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? 	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey)</i></p>	-	-	0	<p>The site is currently a large field which is used for grazing. The current grazing use of the site may have some ecological merits.</p> <p>Mature trees and hedgerows border the fields, which may</p>

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5.62 hectare site for residential including Affordable Housing, public open space, landscaping and recreation areas

	<ul style="list-style-type: none"> • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>provide habitats for wildlife. Many trees on the site contain TPOs.</p> <p>Optimising/mitigating measures: Conduct ecological assessment / tree survey to determine levels of biodiversity and valuable natural features on site and adjacent to site. Introduce mitigation and enhancement measures where required. Valuable trees/hedges should be retained, any losses should be re-provided. 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. Valuable trees/hedges should be retained, any losses should be re-provided The residential development of the site would result in an increase in additional dwellings. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>-</p>	<p>-</p>	<p>-</p> <p>The site is Green Belt land, the site forms part of the urban fringe landscape. It is crossed by HV power lines and associated pylons, and used for grazing. There is no visual relationship with West Byfleet due to the raised M25 and associated screening. It is considered that landscape/visual effects would be minimal.</p> <p>There are no nationally designated heritage/cultural assets within or adjacent to the site. The site is not visible from Byfleet Village Conservation Area. There are two locally listed buildings to the north of the site, for which the design and layout of any development should take regard.</p> <p>There is potential for development of the site to improve the Borough's GI assets due to the inclusion of new open space in a significant portion of the site. Access to the natural environment would improve.</p> <p>Optimising/mitigating measures: Creation of linkages with GI network to improve access to green infrastructure to the west of the site. Design of development to have regard to the locally listed</p>

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5.62 hectare site for residential including Affordable Housing, public open space, landscaping and recreation areas

		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.				heritage assets adjacent to the site. Careful design of layout and landscaping to reduce visual impact of development
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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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). However, this will be offset to a large degree by the introduction of a significant amount of green infrastructure to the west of the site, which is valuable for adaptation purposes.</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 provision of green infrastructure.</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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and 	<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. The</p>

SITE/0043/BYFL, SHLAABY043: Land south of High Road, Byfleet, KT14 7QL 5.62 hectare site for residential including Affordable Housing, public open space, landscaping and recreation areas						
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"> • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>				<p>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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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>The Environment Agency has also confirmed that the site lies within a High Risk Ground Water area which is more susceptible to contamination from activities at the surface. It also lies on a major aquifer.</p> <p>Optimising/mitigating measures:</p>

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						<p>Design of the development would have to provide suitable wastewater and sewerage infrastructure.</p> <p>Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality.</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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 lies within walking distance of Byfleet Local Centre (less than 250m) where shops and facilities are located, and is within walking distance of the nearest primary school. Bus routes and bus stops on Rectory Lane (adjacent to the site) facilitate sustainable travel to West Byfleet, the Town Centre and the rest of Byfleet. Cycle routes and public footpaths are within 250m of the site. Although it is considered that the site is in a sustainable location in these respects, the distance from the Town Centre and from the local railway station (8km and 1.25km respectively) counteract these benefits to some extent. It is also beyond walking distance to a secondary school.</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> <p>Development could provide 3.87ha allocation for public open space, landscaping and recreation use which would support the improved provision for walking and cycling.</p> <p>The provision of open space and the close proximity of the site to Byfleet Local Centre against the distance to strategic infrastructure such as railway stations and secondary schools is reflected in the neutral score.</p> <p>Optimising/mitigating measures: Conduct a Transport Assessment to determine impact on local transport infrastructure and incorporation/improvement of sustainable transport infrastructure</p>
<p>Economic objectives: building a strong, responsive and competitive economy</p>						
<p>16. Maintain high and stable levels of employment and productivity, and</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • encourage diversity and quality of employment in the Borough? 	<p>Targets: increase employment provision and job opportunities; increase access to and</p>	0	0	0	<p>As an allocation for residential and green infrastructure development, employment issues are largely inapplicable.</p>

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encourage high quality, low impact development and education for all	<ul style="list-style-type: none"> • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	As an allocation for residential and green infrastructure development, this objective is largely inapplicable.

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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	The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Potential vulnerability to flooding (surface water flooding, drainage channel and partial Flood Zone 2) – further investigation to assess flood risk required; Positive health impacts due to proximity to Recreation Ground and Brooklands Community Park, cycle routes and public footpaths – seek improved connectivity to these assets. Uncertain health impacts from proximity to M25 (air pollution) and HV pylons.
Summary of Environmental Impacts & Issues	Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required – but offset to some extent by improvement in GI provision and connectivity to surrounding GI assets; Lies within 250m of proposed Byfleet SANG, reducing impacts on Thames Basin Heaths SPA; Supports sustainable transport options in some respects (proximity to Byfleet Local Centre, primary school, community facilities), but in other respects may increase reliance on car (distance from local railway station, Town Centre, secondary school); Potential adverse impact on existing transport infrastructure –transport assessment required; Potential adverse impacts from increased exposure to noise and air pollution from M25. Site lies within a High Risk Ground Water area, on a major aquifer – to be considered when assessing site for development.
Summary of Economic Impacts & Issues	Minimal impact

- Summary of optimising/mitigating measures:
- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
 - Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
 - Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
 - Consider potential for inclusion of Gypsy and Traveller site
 - Potential for site to provide homes for older people
 - Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
 - Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
 - Locate development only on land within Flood Zone 1
 - Design of development to incorporate features to reduce surface water flood risk and any risk from Flood Zone 2 and drainage channel
 - 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 by improving connectivity to cycle routes and public footpaths
 - Incorporate mitigation measures to reduce exposure to potential air and noise pollution from motorway – Noise Impact and Air Quality Assessments required

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5.62 hectare site for residential including Affordable Housing, public open space, landscaping and recreation areas

- Secure contribution to provision of essential transport infrastructure related to the development of this site
- Detailed site layout may require landscaping to buffer against the noise impacts from the motorway
- Further investigation into land contamination, in consultation with the Environment Agency and Environmental Health
- Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site
- Careful design of layout to take into account locally listed heritage assets
- Contribution towards SANG and SAMM of the SPA
- Take opportunities to make positive contribution towards biodiversity through the creation of green infrastructure, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Conduct a Transport Assessment to determine impact on local transport infrastructure and incorporation/improvement of sustainable transport infrastructure
- 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
- Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality

SITE/0044/BYFL, SHLAABY044: Land to the south of Murray's Lane, Byfleet, KT14 7NE

3.37 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 135 dwellings on net developable area of 3ha (SHLAA, 2014).</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>The Green Belt boundary review comments that the sites identified in parcel 6 (including this site) form part of a wider masterplanned area owned a developer which contains public open space and recreation areas and that the parcel could also include a Gypsy and Traveller site.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Consider potential for inclusion of Gypsy and Traveller site
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? 	<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>Site is beyond suitable walking distance of the nearest health centre in West Byfleet</p> <p>Land to the east of the site comprises of Sanway Road</p>

SITE/0044/BYFL, SHLAABY044: Land to the south of Murray's Lane, Byfleet, KT14 7NE

3.37 hectare site for residential including Affordable Housing

	<ul style="list-style-type: none"> • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>'informal kick-about area' and playground, which promotes recreation – however, the quality of this recreation area is limited.</p> <p>Running along Murray's Lane to the north of the site is a cycle route and public bridleway, each encouraging walking and cycling.</p> <p>The development of the site would be expected to bring about creation/improvement of public open space for recreation use.</p> <p>The site also lies just within walking distance (800m or 10mins) of services, shops and community facilities in Byfleet Local Centre.</p> <p>However, positive benefits are offset by potential negative impacts, which would need mitigation: the west of the site includes high voltage electricity pylons which may pose a health risk (although the area of the site prosed for housing would avoid these pylons).</p> <p>Potential exposure to air and noise pollution from the M25 could increase health inequalities – mitigation measures would be required to minimise adverse impacts.</p> <p>Overall, a positive score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improvements to open space for recreation • Improvements to cycling and pedestrian access to Byfleet Local Centre and surrounding GI • Measures to mitigate air/noise pollution impacts
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 in Flood Zone 1 (low risk); but the southern boundary of the site (approximately 10%) touches on Flood Zone 2.</p> <p>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).</p> <p>A site-specific flood risk assessment is required for proposals</p>

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					<p>of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</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 (NPPF, para. 103). Careful site layout design could contain development on area of site within Flood Zone 1.</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, although the Environment Agency has not identified any risk of surface water flooding. 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>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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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) • Locate development only on land within Flood Zone 1 • Design of development to incorporate features to reduce surface water flood risk and any risk from Flood Zone
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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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious 	<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 within:</p> <ul style="list-style-type: none"> • 725m to Byfleet Local Centre (within suitable walking distance) • 21-25mins walk to nearest GP • 20-30mins walk to Byfleet and New Haw railway station / 8mins cycling distance (2.25km away from site) • 20-30mins drive to Town Centre • adjacent to cycle route and bridleway along Murray's Lane

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	cultural uses?					<ul style="list-style-type: none"> • within 250m of bus services and bus stops on Sanway Road • 800m from food shop in Byfleet Local Centre (within walking distance) • 0-5mins walk to nearest primary school • 31-35mins walk to nearest secondary school <p>The site is outside of the Local Centre but is within reasonable walking distance of key services and facilities therein. Although the site is outside a suitable walking/cycling distance from the Town Centre, it is considered to be well located to access services and facilities in the nearby Byfleet Local Centre, including its food shops and community services.</p> <p>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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities by improving sustainable transport infrastructure
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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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>	0	0	0	<p>The site is open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<p>exceeded.</p> <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 in close proximity to Byfleet Local Centre, cycle routes, bus routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting sustainable forms of transport.</p> <p>The M25 motorway runs just to the west/southwest of the site and any future occupiers would likely be exposed to significant noise and possible air pollution. There is a risk that development of the site could lead to designation of an AQMA in the short-medium term. In the longer term, mitigation measures such as landscape buffers and air quality actions could reduce noise levels and exposure to air pollution.</p> <p>The close proximity to Byfleet Local Centre against the potential increase and impact on noise and air pollution is reflected in the neutral score.</p> <p>Optimising/mitigating measures: Design of development to include mitigation measures to reduce exposure to air and noise pollution</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>Although risk of contamination at this site is considered to be low, all farmland would need to be assessed for potential contamination for residential development proposals.</p> <p>Optimising/mitigating measures: Further investigation into land contamination, in consultation with the Environment Agency and Environmental Health</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? 	<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>	-	-	-	<p>The site is currently a large field which is used as a paddock, and parts of the site are identified as a priority habitat Floodplain Grazing Marsh. Mature trees and hedgerows border the fields. Many of trees contain TPOs. The current features of the site may therefore have some ecological merits, and provide habitats for wildlife.</p> <p>Optimising/mitigating measures: Ecology assessment to be conducted. Development proposals should seek to retain and improve</p>

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	<ul style="list-style-type: none"> • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<p>majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>			<p>natural features and habitat connections where possible. Open space should include landscape features which enhance biodiversity and connectivity to surrounding habitats. Mitigation measures to be introduced. 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. The proposed SANG at Byfleet (due to be adopted 1 April 2014) is within 1km of the site. Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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</p>	<p>--</p>	<p>--</p>	<p>--</p> <p>The development of the site would bring about the loss of Green Belt land, which is an important landscape. It is crossed by HV power lines and associated pylons, and used for grazing. There is no visual relationship with West Byfleet due to the raised M25 and associated screening. There may be adverse impacts on the designated TPO zone on the west boundary of the site, which need to be mitigated.</p> <p>There are various heritage assets in the vicinity of the site: Pipers Hill to the southwest is an Area of High Archaeological Potential – it is proposed that the southwest of the site will not be developed due to the presence of HV power lines, and will remain as green infrastructure, thus minimising any adverse effects on this asset. To the east of the site, across Sanway Road, lies St Mary's Church and Graveyard – a Grade I listed building and an Area of High Archaeological Potential. Visual impacts of development in relation to this area should be considered and mitigated.</p> <p>Development of the site brings about potential to improve access to the natural environment through improved green infrastructure spaces and links – a positive score has been given in the medium-long term.</p> <p>Optimising/mitigating measures: Improvement/creation of green infrastructure and links to wider GI network; Design of development and construction to retain TPO trees and preserve landscape character provided by TPO area to west of site; Design of development to have regard to the heritage assets surrounding site.</p>

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		without prior assessment.				Careful design of layout and landscaping to reduce visual impact of development
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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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). However, this will be offset to a large degree by the introduction of a significant amount of green infrastructure to the southwest of the site, which is valuable for adaptation purposes.</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the 	<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</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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	<p>objectives of sustainability?</p> <ul style="list-style-type: none"> provide land for allotments? 	<p>and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</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"> support a reduction in the generation of waste? minimise waste in the construction process? 	<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"> 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? 	<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>The Environment Agency has also confirmed that the site lies within a High Risk Ground Water area which is more susceptible to contamination from activities at the surface. It also lies on a major aquifer.</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure.</p> <p>Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality.</p>
15. Reduce the need	<p>Would the development of the site / policy</p>	<p>Targets: decrease travel</p>	0	0	0	<p>The site lies within walking distance of Byfleet Local Centre</p>

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<p>to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>option:</p> <ul style="list-style-type: none"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>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 & 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>(approx. 725m) where shops and facilities are located, and is within walking distance of the nearest primary school. Bus routes and bus stops on Sanway Road (adjacent to the site) facilitate sustainable travel to West Byfleet, the Town Centre and the rest of Byfleet. Cycle routes and public footpaths are adjacent to the site. Although it is considered that the site is in a sustainable location in these respects, the distance from the Town Centre and from the local railway station (8km and 2.25km respectively) counteract these benefits to some extent. It is also beyond walking distance to a secondary school.</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> <p>The neutral score reflects the distance between the site and local services and the close proximity of public transport against the distance to strategic services such as secondary schools and railway stations.</p> <p>Optimising/mitigating measures: Conduct a Transport Assessment to determine impact on local transport infrastructure and incorporation/improvement of sustainable transport infrastructure.</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential and green infrastructure development, employment issues are largely inapplicable.</p>
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	<p>BREEAM?</p> <ul style="list-style-type: none"> • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<p>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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential and green infrastructure development, this objective is largely inapplicable.</p>

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floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).

Overall Conclusions

Summary of Social Impacts & Issues	The site could provide housing, including for Gypsies and Travellers, and associated benefits such as affordable housing, which is needed in the area; Potential vulnerability to flood risk as 10% of site in Flood Zone 2; Positive health impacts due to proximity to adjacent recreation area, cycle routes and public footpaths – seek improvement of these assets; Potential adverse health impacts from proximity to M25 (air and noise pollution) and HV pylons.
Summary of Environmental Impacts & Issues	Loss of Green Belt and greenfield land resulting in potential adverse impacts on important landscape and biodiversity – further investigation to assess ecology and value of landscape features required – but offset to some extent by improvement in GI provision and connectivity to surrounding GI assets; Lies within 1km of proposed Byfleet SANG, reducing impacts on Thames Basin Heaths SPA; Supports sustainable transport options in some respects (proximity to Byfleet Local Centre, primary school, community facilities), but in other respects may increase reliance on car (distance from local railway station, Town Centre, secondary school) - Potential adverse impact on existing transport infrastructure –transport assessment required – but potential to improve sustainable transport infrastructure; Potential adverse impacts from increased exposure to noise and air pollution from M25. Site located in a High Risk Ground Water area and on a major aquifer.
Summary of Economic Impacts & Issues	Minimal impact

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Consider potential for inclusion of Gypsy and Traveller site
- Improvements to open space for recreation
- Improvements to cycling and pedestrian access to Byfleet Local Centre and surrounding GI
- 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)
- Locate development only on land within Flood Zone 1
- Design of development to incorporate features to reduce surface water flood risk and any risk from Flood Zone
- 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 by improving sustainable transport infrastructure
- Noise Impact Assessment to be conducted - detailed site layout may require landscaping to buffer against the noise impacts from the motorway.
- Air Quality Assessment to be conducted, and incorporate mitigation measures to reduce exposure to potential air pollution from motorway.
- Improve provision of and connectivity to GI assets, including recreation area to east of site, proposed SANG, and new GI provision in southwest of site.
- Ensure affordable housing requirement is achieved.
- Flood Risk Assessment to be conducted, and design of development to incorporate features to reduce surface water flood risk and any risk from Flood Zone 2 to south of site.
- Conduct an ecological assessment / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site (such as TPO area and priority habitat Floodplain Grazing Marsh habitat) – design to have regard to biodiversity opportunities. Consultation with Surrey Wildlife Trust recommended

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- Design of development to preserve and enhance surrounding heritage assets.
- Contribution towards SANG and SAMM of the SPA.
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
- Conduct a Transport Assessment to determine impact on local transport infrastructure and opportunities to incorporate new/improve upon existing sustainable transport infrastructure.
- 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
- Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality
- Further investigation into land contamination, in consultation with the Environment Agency and Environmental Health

SITE/0069/BYFL, SHLAABY069: Byfleet Mill, Mill Lane, Byfleet, KT14 7RR 9.75 (gross)/3.7 (net) 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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>The yield is tbc (SHLAA, 2014), however 111 residential dwellings are calculated at an indicative density of 30dph based on the net site area of 3.7 ha.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 located more than 1km access by foot from the services, shops and community facilities in Byfleet Local Centre.</p> <p>The nearest health centre is further afield in West Byfleet.</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>This location is close to recreation land and public rights of way to the immediate west.</p> <p>The development of the site would be expected to bring forward the creation / improvement of public open space for recreation use.</p> <p>Flood risk would also pose risk to people.</p> <p>Overall, a negative effect is expected in terms of this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improvements to open space for recreation
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>The site is roughly split between land falling within Flood Zone 2 and land that is both Flood Zone 3a and 3b. In these areas development would be at risk of flooding or would exacerbate the risk of flooding.</p> <p>Applications or allocations within Flood Zone 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>Core Strategy Policy CS9 Flooding and water management does not encourage development in Flood Zone 3, due to the risk to persons and property, except in exceptional circumstances.</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 Zones 2 and 3 (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</p>

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						<p>(Policy CS9).</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>Taking into account these measures, an overall very negative impact is anticipated in terms of flood risk.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Working Service & 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</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"> • 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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		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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 1200-1600m access by foot to nearest centre (beyond suitable walking distance) • 31-35 minutes walk to nearest GP • 11-15min distance to nearest primary school • 31-35min distance to nearest secondary school • 20-30min distance to Woking town centre • 20-30mins walk to Byfleet and New Haw railway station <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>Accessibility to Byfleet Local Centre by sustainable transport modes could be improved.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities by improving sustainable transport infrastructure
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land 	<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>The site is open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>

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	(including gardens)? • support the restoration of vacant / contaminated land?	areas. <i>Source: Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	Would the development of the site / policy option: • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution?	Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i> Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	-	-	The site is not in close proximity to key services and facilities where sustainable modes of travel can be encouraged and the need to travel can be reduced. There is therefore a negative impact on this objective. Mitigation measures will need to be introduced will help to neutralise any potential adverse impacts on this objective. Optimising/mitigating measures: Improve access to key services and facilities to reduce the need to travel by private car
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option: • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination?	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	The site is not classified as high quality agricultural land. Although risk of contamination at this site is considered to be low, all farmland would need to be assessed for potential contamination for residential development proposals. The proposed use is not likely to lead to contamination. Optimising/mitigating measures: Further investigation into contaminated land, in consultation with the Environment Agency and Environmental Health
9. Conserve and enhance biodiversity	Would the development of the site / policy option: • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions	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	-	-	-	The site comprises the grounds of Byfleet Mill. The site is identified as a priority habitat. Redevelopment will have a negative impact on this priority habitat. An ecological assessment would be required to determine the ecological value and mitigation measures introduced . Trees are protected by a Tree Preservation Order (TPO). The current features of the site may therefore have some ecological merits, and provide habitats for wildlife. Optimising/mitigating measures:

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	<p>on habitats?</p> <ul style="list-style-type: none"> • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<p>recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>				<p>Ecology assessment / Tree survey to be conducted. Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended.</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. The proposed future SANG at Byfleet is within 1km of the site.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>The site is an isolated site within the Green Belt. The development of the site would reflect satellite development within the Green Belt. . The land was excluded from consideration in the Green Belt boundary review due to its flood risk constraints.</p> <p>There may be adverse impacts on the designated TPO, this would need to be mitigated.</p> <p>Byfleet Mill is a statutory grade II listed building. There is also a large Area of High Archaeological Potential a short distance to the south of the site. Development of the site would impact on the setting of the listed building. Archaeological desk top survey / investigation may be required.</p> <p>Optimising/mitigating measures: Improvement/creation of green infrastructure (GI) and links to wider GI network; Design of development and construction to retain TPO trees; Design of development to have regard to the heritage assets surrounding site – protect the setting of the listed building; Archaeological desk top survey / investigation may be required. Careful design of layout and landscaping to reduce visual impact of development</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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 reasonable accessibility to most local facilities, and could result in further emissions from private car use.</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). This would be in part offset by the introduction of additional open space / green infrastructure as part of any scheme, which is valuable for adaptation purposes.</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 potential improvement in green infrastructure provision and support of 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, to reduce surface water flood risk</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? 	<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>	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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	<ul style="list-style-type: none"> provide land for allotments? 	plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> support a reduction in the generation of waste? minimise waste in the construction process? 	<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"> 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? 	<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>The Environment Agency would also need to be consulted regarding impacts on water quality, as the site may be located in a High Risk Ground Water area or aquifer. 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>

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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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 beyond walking distance of Byfleet Local Centre where shops and facilities are located, but is within walking distance of the nearest primary school. Cycle routes and public footpaths are adjacent to the site.</p> <p>The distance from the Town Centre and from the local railway station (8km and 2.25km respectively) do not encourage sustainable transport. It is also beyond walking distance to a secondary school.</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> <p>Optimising/mitigating measures: Conduct a Transport Assessment to determine impact on local transport infrastructure and incorporation/improvement of sustainable transport infrastructure.</p>
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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of 	<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	As an allocation for residential development, employment issues are largely inapplicable.

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	<p>infrastructure?</p> <ul style="list-style-type: none"> • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	<p>As an allocation for residential development, this objective is largely inapplicable.</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

The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Clear and significant vulnerability to flooding (Flood Zones 3 a and 3b) – Flood Risk Assessment essential; Risk to health due to flood risk, but positive benefit derived from proximity to footpaths and recreation land.

Summary of Environmental Impacts & Issues

Loss of Green Belt and greenfield land resulting in potential adverse impacts on important landscape and biodiversity – further investigation to assess ecology and value of landscape features required – but offset to some extent by improvement in GI provision and connectivity to surrounding GI assets; Lies within 1km of proposed future Byfleet SANG, would allow mitigation of impacts on Thames Basin Heaths SPA; Supports sustainable transport options in some respects (reasonable proximity to Byfleet Local Centre, primary school), but increased emissions due to physical separation from Byfleet and distance from local railway station, Town Centre, secondary school would increase reliance on car; Potential adverse impact upon the setting of the listed Mill and potential need for archaeological assessment given historic nature of the immediate locality; Potential adverse impact on existing transport infrastructure –transport assessment required – but potential to improve sustainable transport infrastructure; Potential adverse impacts on water quality of the watercourse to be considered.

Summary of Economic Impacts & Issues

Minimal impact

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improvements to open space for recreation
- 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 by improving sustainable transport infrastructure
- Ecology assessment/ Tree survey to be conducted;
- Contribution towards SANG and SAMM of the SPA;
- Development proposals should seek to retain and improve natural features and habitat connections where possible;
- Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended.
- Open space should include landscape features which enhance biodiversity and connectivity to surrounding habitats;
- Improvement/creation of green infrastructure (GI) and links to wider GI network;
- Careful design of layout and landscaping to reduce visual impact of development
- Design of development and construction to retain TPO trees;
- Design of development to have regard to the heritage assets surrounding site – protect the setting of the listed building;
- Archaeological desk top survey / investigation may be 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, to reduce surface water flood risk.
- 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;
- Mitigation measures to ensure watercourse does not become contaminated
- Further investigation into contaminated land, in consultation with the Environment Agency and Environmental Health
- Design of the development would have to provide suitable wastewater and sewerage infrastructure;
- Conduct a Transport Assessment to determine impact on local transport infrastructure and incorporation/improvement of sustainable transport 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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 is put forward for residential accommodation for Travellers (for four pitches), and would contribute to meeting the overall requirement for Traveller accommodation of the Core Strategy.</p> <p>As such the site has potential to assist in providing specialist accommodation to meet an identified need (see the Traveller Accommodation Assessment, 2013).</p> <p>A recent planning application (PLAN/2013/0426) for change of use of land from agricultural to four pitches for an extended Romani Gypsy family with associated works; 4 day rooms, hard-standing and sewage treatment plant. However the reasons for refusing this scheme are addressed under other objectives below. Overall positive effect in terms of this objective.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA, paying particular regard to Gypsy and Traveller needs • Site to provide high quality pitches that meet the construction and design standards set out in the Core Strategy and relevant SPDs
<p>2. Facilitate the improved health and wellbeing of the population and reduce inequalities in</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the 	<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 via providing decent homes (pitches).</p> <p>Site is within 21-25mins walking distance of the nearest health centre in West Byfleet (thus not within 'suitable</p>

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health	<p>community e.g. encourage healthy lifestyles?</p> <ul style="list-style-type: none"> • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>walking distance).</p> <p>Land to the east of the site comprises of Sanway Road 'informal kick-about area' and playground, which promotes recreation – however, the quality of this recreation area is limited.</p> <p>Running along Murray's Lane to the north of the site is a cycle route and public bridleway, each encouraging walking and cycling.</p> <p>The development of the site would be expected to bring about creation/improvement of public open space for recreation use.</p> <p>The site also lies just within walking distance (800m or 10mins) of services, shops and community facilities in Byfleet Local Centre.</p> <p>However, positive benefits are offset by potential negative impacts, which would need mitigation: the west of the site includes high voltage electricity pylons which may pose a health risk (although the area of the site prosed for housing would avoid these pylons).</p> <p>Potential exposure to air and noise pollution from the M25 could increase health inequalities – mitigation measures would be required to minimise adverse impacts.</p> <p>Overall, a positive score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improvements to open space for recreation • Improvements to cycling and pedestrian access to Byfleet Local Centre and surrounding GI • Measures to mitigate air/noise pollution impacts
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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 	<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 in Flood Zone 1, but the southern boundary of the site touches on Flood Zone 2.</p> <p>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</p>

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	<p>3a and 3b?</p> <ul style="list-style-type: none"> • resolve an existing drainage problem? 				<p>in areas at lower risk (sequential test).</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>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.</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>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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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) • Locate development only on land within Flood Zone 1 • Design of development to incorporate features to reduce surface water flood risk and any risk from
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						Flood Zone 2
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious 	<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 within:</p> <ul style="list-style-type: none"> • 725m to Byfleet Local Centre (within suitable walking distance) • 0-1333m access by bicycle to nearest centre • 21-25mins walk to nearest GP • 20-30mins walk to Byfleet and New Haw railway station / 8mins cycling distance (2.25km away from site) • 20-30mins drive to Town Centre • adjacent to cycle route and bridleway along

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	cultural uses?					<p>Murray's Lane</p> <ul style="list-style-type: none"> • within 250m of bus services and bus stops on Sanway Road • 800m from food shop in Byfleet Local Centre (within walking distance) • 0-5mins walk to nearest primary school • 31-35mins walk to nearest secondary school <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 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

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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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 site is open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? 	<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	0	<p>The site is in close proximity to Byfleet Local Centre, cycle routes, bus routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting sustainable forms of transport.</p> <p>The M25 motorway runs just to the west/southwest of the site</p>

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	<ul style="list-style-type: none"> • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>and any future occupiers would likely be exposed to significant noise and possible air pollution. There is a risk that development of the site could lead to designation of an AQMA in the short-medium term. In the longer term, mitigation measures such as landscape buffers and air quality actions could reduce noise levels and exposure to air pollution.</p> <p>The close proximity to Byfleet Local Centre against the potential increase and impact on noise and air pollution is reflected in the neutral score.</p> <p>Optimising/mitigating measures: Design of development to include mitigation measures to reduce exposure to air and noise pollution</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>The site is not classified as high quality agricultural land.</p> <p>Although risk of contamination at this site is considered to be low, all farmland would need to be assessed for potential contamination for residential development proposals.</p> <p>Optimising/mitigating measures: Further investigation into contaminated land, in consultation with the Environment Agency and Environmental Health</p>
<p>9. Conserve and enhance biodiversity</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>-</p>	<p>The site is currently grazing land and parts of the site area identified as priority habitat: Floodplain Grazing Marsh Habitat. Mature trees are present on the boundary of the site. Most of these are protected by TPOs. The current features of the site may therefore have some ecological merits, and provide habitats for wildlife.</p> <p>Optimising/mitigating measures: Ecology assessment /Tree survey to be conducted to determine levels of biodiversity and valuable natural features on site and adjacent to site. Introduce mitigation and enhancement measures where required Valuable trees/hedges should be retained Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended. The residential development of the site would result in an increase in dwellings. As the site is within 5km of the</p>

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						Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. The proposed future SANG at Byfleet is within 1km of the site.
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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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 development of the site for Traveller pitches would bring about the loss of Green Belt land. The site does form part of the urban fringe landscape of limited quality. It is crossed by high voltage power lines and associated pylons. There is no visual relationship with West Byfleet due to the raised M25 and associated screening. Notwithstanding this, a development of this kind represents a significant change in character from the existing open field. A recent planning application for a development of this kind on this site was resisted on grounds including that the site would have a detrimental impact on the open and rural character and appearance of the site. There may be adverse impacts on trees protected by a TPO zone, any such affect would need to be mitigated.</p> <p>The existing pylon on the site could potentially require relocation or the cabled moved underground.</p> <p>There are various heritage assets in the vicinity of the site: Pipers Hill to the southwest is an Area of High Archaeological Potential – although the separation distance means it is unlikely to have significant impact on this asset. To the east of the site, across Sanway Road, lies St Mary's Church and Graveyard – a Grade I listed building and an Area of High Archaeological Potential. Visual impacts of development in relation to this area are limited due to the intervening distance and field boundary trees.</p> <p>Development of the site brings about potential to retain and improve access to the natural environment through improved public footpath link to the canal – a positive score has been given in the medium-long term.</p> <p>Long distance views of the site from the western are precluded by the raised position of the M25 and associated screening which wrap around the south west site boundary.</p> <p>Optimising/mitigating measures: Improvement/creation of green infrastructure and links to wider GI network; Design of development and construction to retain TPO trees and preserve landscape character provided by TPO area to</p>

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						west of site. Careful design of layout and landscaping to reduce visual impact of development
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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<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>Development of the site could improve access to local green infrastructure.</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 potential improvement in access to local green infrastructure.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures, to reduce surface water flood risk.</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>	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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		<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is located near to but not immediately adjacent to the Borough boundary (therefore any development is 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"> • 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 	<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>	0	0	0	<p>The site lies within walking distance of Byfleet Local Centre (approx. 725m) where shops and facilities are located, and is within walking distance of the nearest primary school. Bus routes and bus stops on nearby Sanway Road facilitate sustainable travel to West Byfleet, the Town Centre and the rest of Byfleet. Cycle routes and public footpaths are adjacent to the site. Although it is considered that the site is in a sustainable location in these respects, the distance from Woking Town Centre and from the local railway station (8km and 2.25km respectively) counteract these benefits to some extent (hence the neutral score). It is also beyond walking</p>

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	<p>network?</p> <ul style="list-style-type: none"> • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p><i>Plan 2011 & 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>distance to a secondary school.</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> <p>The neutral score reflects the distance between the site and local services and the close proximity of public transport against the distance to strategic services such as secondary schools and railway stations.</p> <p>Optimising/mitigating measures: 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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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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for Traveller accommodation, employment issues are largely inapplicable.</p>
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1.4 hectare site for residential accommodation for the Traveller community

		<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	As an allocation for residential development, employment issues are largely inapplicable.
Overall Conclusions						
Summary of Social	The site could, if allocated, provide accommodation for Travellers which is needed in the Borough;					

SITE/0073/BYFL, SHLAABY073: Land to the south of Murrays Lane, Byfleet, KT14 7NE**1.4 hectare site for residential accommodation for the Traveller community**

Impacts & Issues	Potential vulnerability to flooding (surface water flooding and partial Flood Zone 2) – mitigation measures to reduce vulnerability to flooding required; Positive health impacts due to proximity to nearby recreation area, cycle routes and public footpaths; Potential adverse health impacts from proximity to M25 (air and noise pollution) and high voltage pylons; Positive impacts on social inclusion / issues of deprivation through provision of Traveller accommodation.
Summary of Environmental Impacts & Issues	Loss of Green Belt and greenfield land resulting in potential adverse impacts on landscape and biodiversity – further investigation to assess ecology and value of landscape features required – but offset to some extent by improvement in connectivity to surrounding GI assets; Lies within 1km of proposed future Byfleet SANG, reducing impacts on Thames Basin Heaths SPA; Contribute to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution; Supports sustainable transport options in some respects (proximity to Byfleet Local Centre, primary school, community facilities), but in other respects may increase reliance on car (distance from local railway station, Town Centre, secondary school); Potential adverse impacts from increased exposure to noise and air pollution from M25.
Summary of Economic Impacts & Issues	The creation of a new Traveller site would increase the supply of land for housing and plays a role in supporting the local economy.

Summary of optimising/mitigating measures:

- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA, paying particular regard to Gypsy and Traveller needs
- Site to provide high quality pitches that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Improvements to open space for recreation
- Improvements to cycling and pedestrian access to Byfleet Local Centre and surrounding green infrastructure (GI)
- Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- Locate development only on land within Flood Zone 1
- Design of development to incorporate features to reduce surface water flood risk and any risk from Flood Zone 2
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Further investigation into contaminated land, in consultation with the Environment Agency and Environmental Health
- Measures to mitigate air/noise pollution impacts - design of development to include mitigation measures to reduce exposure to air and noise pollution
- Investigate potential for contamination (and remediate if required)
- Ecology assessment/Tree survey to be conducted to determine levels of biodiversity and valuable natural features on site and adjacent to site. Introduce mitigation and enhancement measures where required
- Contribution towards SANG and SAMM of the SPA
- 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
- Careful design of layout and landscaping to reduce visual impact of development
- Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended
- Improvement/creation of green infrastructure and links to wider GI network
- Design of development and construction to retain TPO trees and preserve landscape character provided by TPO area to west of site
- Design of the development to have regard to incorporation of SuDS and other adaptation measures, to reduce surface water flood risk
- 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/0090/BYFL, SHLAA n/a: Murrays Lane, Byfleet, KT14 7NE

4.2 hectare site for community facility (scout hut), open space and agricultural/grazing

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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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>The site is put forward for use for agricultural and community purposes. 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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>Access to public recreation space is shown to improve peoples' wellbeing, and improving the recreational facilities in this area will promote healthy lifestyles.</p> <p>The land is to some extent understood to serve this function already; the site offers access to the nearby canal via bridge over the motorway. By preserving the use of the site as open space, allocation of the site would encourage healthy lifestyles.</p>

SITE/0090/BYFL, SHLAA n/a: Murrays Lane, Byfleet, KT14 7NE
4.2 hectare site for community facility (scout hut), open space and agricultural/grazing

	<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>In the medium to long term, there could be potential for this site to assist in the creation of a network of open spaces and to serve a greater part of the community if the land were to be improved and publicised.</p> <p>The site also lies just within walking distance (800m or 10mins) of services, shops and community facilities in Byfleet Local Centre, which contributes towards the achievement of this SA objective.</p> <p>Land to the east of the site comprises of Sanway Road 'informal kick-about area' and playground, which promotes recreation – however, the quality of this recreation area is limited. Running along Murray's Lane is a cycle route and public bridleway, each encouraging walking and cycling.</p> <p>Positive benefits are offset by potential negative impacts, which would need mitigation: the west of the site includes high voltage electricity pylons which may pose a health risk. Potential exposure to air and noise pollution from the M25 could increase health inequalities – mitigation measures would be required to minimise adverse impacts.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improvements to cycling and pedestrian access to Byfleet Local Centre and surrounding green infrastructure • Measures to mitigate air/noise pollution impacts
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 in Flood Zone 1; but a small part in the south of the site is within Flood Zone 2.</p> <p>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).</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>A site-specific Flood Risk Assessment is required for all proposals for new development (including minor</p>

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				<p>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.</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>Open space is not considered to be a use vulnerable to flooding. Preserving this area as open space for community use would assist in reducing flood risk in nearby urban areas. However, consultation with the Environment Agency would be required.</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>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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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) • Locate development only on land within Flood Zone 1 • Design of development to incorporate features to reduce surface water flood risk and any risk from Flood Zone 2
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SITE/0090/BYFL, SHLAA n/a: Murrays Lane, Byfleet, KT14 7NE
4.2 hectare site for community facility (scout hut), open space and agricultural/grazing

<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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 development of additional/improved infrastructure will assist in supporting communities.</p> <p>The site is the location for a new scout hut, which will support the local community, however planning permission has already been granted for the development, hence it would be likely to proceed without allocation of the land for this purpose.</p> <p>Development will have neutral impacts on this objective. The development would not reduce poverty or crime but would assist in reducing social exclusion. However, careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? 	<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 within:</p> <ul style="list-style-type: none"> • 725m to Byfleet Local Centre (within suitable walking distance) • 20-30 mins drive to Town Centre • 0-1333m access by bicycle to nearest centre <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>

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	<ul style="list-style-type: none"> • help support the provision of religious cultural uses? 					<p>Allocation of the site for community use would formalise open space use as well as recognise the already permitted community use (new scout hut).</p> <p>Whilst recognising the positive impacts of formalising the open space use and acknowledging the community facility already permitted, taking into account the site's location outside of a centre the overall impact of the development in terms of accessibility to all services and facilities is considered to be neutral.</p>
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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 site is open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>Any community related development could mean more vehicle movements and consequent emissions, potentially affecting air quality. However, the site is in close proximity to Byfleet Local Centre, cycle routes, bus routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting sustainable forms of transport.</p> <p>The M25 motorway runs just to the west/southwest of the site and any future users of the site would be likely to be exposed to significant noise and possible air pollution. There is a risk that community related development of the site generating significant traffic movements could lead to designation of an</p>

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		currently considered to be an issue in the Borough.				<p>AQMA in the short-medium term. In the longer term, mitigation measures such as landscape buffers and air quality actions could reduce noise levels and exposure to air pollution.</p> <p>The sites location close to Byfleet Local Centre and accessibility to public transport against the possible noise and air pollution from the M25 has resulted in a neutral score.</p> <p>Optimising/mitigating measures: Design of any built development to include mitigation measures to reduce exposure to air and noise pollution</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>There is no known contamination on this site. The proposed use is not likely to lead to contamination. Consequently, the impacts on this objective is 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"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>As the allocation is for green infrastructure, there is an opportunity to preserve and enhance existing habitats and biodiversity, and create new habitats and biodiversity. The introduction of multi-functional green infrastructure (GI) assets can deliver both recreational and biodiversity functions, and connect habitats via GI corridors.</p> <p>The site is currently fields and woodland, plus the permitted scout hut / outdoor activity centre. Mature trees are present, protected by Tree Preservation Orders. The current features of the site may therefore 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. Careful landscaping and design open spaces within any development can introduce new habitats and improve biodiversity.</p> <p>The site lies within Priority habitat: Grazing Marsh Habitat.</p>


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4.2 hectare site for community facility (scout hut), open space and agricultural/grazing

						<p>Optimising/mitigating measures: Ecology assessment to be conducted. Any 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. Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site (such as TPO area and BAP Floodplain Grazing Marsh habitat) – design any development to have regard to biodiversity opportunities.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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</p>	+	+	+	<p>The site is classed as Green Belt land. Allocating the site for green infrastructure (open space) and community uses would provide a number of benefits, including:</p> <ul style="list-style-type: none"> • opportunities to improve the Borough's green infrastructure assets and enhance nature conservation and biodiversity; and • Improve access to the natural and historic environment. <p>The site forms part of the urban fringe landscape of limited quality. It is crossed by high voltage power lines and associated pylons, and is used for grazing. There is no visual relationship with West Byfleet due to the raised M25 and associated screening. It is therefore considered that the area has potential to accommodate intensified or new uses of this kind without significant adverse landscape/visual effects.</p> <p>Care would be required to avoid adverse impacts upon protected trees (TPOs).</p> <p>There are various heritage assets in the vicinity of the site: Pipers Hill to the southwest is an Area of High Archaeological Potential – the nature of the proposed allocation is such that there is unlikely to be any adverse effects on this asset. To the east of the site across adjoining fields and Sanway Road, lies St Mary's Church and Graveyard – a Grade I listed building and an Area of High Archaeological Potential. There are unlikely to be visual impacts upon these features.</p> <p>Allocation of this kind brings about potential to improve</p>

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		without prior assessment.				<p>access to the natural environment through improved green infrastructure spaces and links – a positive score has been given in the medium-long term.</p> <p>Optimising/mitigating measures: Improvement/creation of green infrastructure and links to wider GI network; Design of any development to retain TPO trees and preserve landscape character. Sensitive design of any buildings to have minimal impact on important natural and historic landscape; Retain important landscape features (including trees and hedges) and create new features.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>Green infrastructure is vital to enable people and wildlife to adapt to the rising temperatures and extreme weather events associated with climate change. GI helps to mitigate climate change by reducing greenhouse gas emissions. A well-planned network of GI reduces fragmentation of the landscape and facilitates migration of species to new and more favourable habitats. The allocation of open space therefore has benefits in improving an area's resilience to climate change.</p> <p>The site is accessible by public transport and should help to minimise emissions from visitors to the site using private cars.</p> <p>Community 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>Overall, there is neutral impact as potential for an increase in carbon emissions through private car use from increased visitors to the site, and potential increase in surface water runoff, which must be balanced with the potential improvement in green infrastructure provision.</p> <p>Optimising/mitigating measures: Design of any development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features, to reduce surface water flood risk.</p>
12. Reduce the impact of	Would the development of the site / policy option:	Targets: increase use of locally produced	0	0	0	Due to the small scale nature of the community use, it is unlikely that any development will have a significant impact

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4.2 hectare site for community facility (scout hut), open space and agricultural/grazing

<p>consumption of resources by using sustainably produced and local products</p>	<ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>on the consumption of resources. Nevertheless, 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>The neutral score reflects the small scale nature of development.</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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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>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"> • 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? 	<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>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough. The site is located relatively close to the Borough boundary however any development is unlikely to affect zones within neighbouring boroughs.</p> <p>Optimising/mitigating measures: Design of any built development would have to provide suitable wastewater and sewerage infrastructure.</p>

SITE/0090/BYFL, SHLAA n/a: Murrays Lane, Byfleet, KT14 7NE 4.2 hectare site for community facility (scout hut), open space and agricultural/grazing						
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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 lies within walking distance of Byfleet Local Centre and is within walking distance of bus routes and bus stops on Sanway Road, which would assist access for visitors to the site by sustainable travel modes from West Byfleet, the Town Centre and the rest of Byfleet. Cycle routes are adjacent to the site. A public right of way passes through the site. Although it is considered that the site is in a sustainable location in these respects, the distance from the Town Centre and from the local railway station (8km and 2.25km respectively) counteract these benefits to some extent .</p> <p>Development of the site for community / open space use brings an opportunity to increase accessibility of leisure and recreation space to existing and new residents in the local area and reduce their need to travel to alternative facilities. The extent of this effect is reduced by the fact the site is understood to already serve a community (permitted scout hut) and open space function (public footpath route).</p> <p>The neutral score reflects the distance between the site and local services and the close proximity of public transport against the distance to strategic infrastructure such as a railway station and that the site currently serves as a community and open space facility.</p> <p>Optimising/mitigating measures: Retain and enhance public right of way</p>
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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of 	<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 green infrastructure / community development, employment issues are largely inapplicable.</p>

SITE/0090/BYFL, SHLAA n/a: Murrays Lane, Byfleet, KT14 7NE
4.2 hectare site for community facility (scout hut), open space and agricultural/grazing

	<p>infrastructure?</p> <ul style="list-style-type: none"> • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	<p>As an allocation for largely green infrastructure / community development, employment issues are largely inapplicable..</p>

SITE/0090/BYFL, SHLAA n/a: Murrays Lane, Byfleet, KT14 7NE
4.2 hectare site for community facility (scout hut), open space and agricultural/grazing

		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	Allocation of the site for community use would formalise open space use as well as recognise the already permitted community use (new scout hut), supporting the objective of accessibility to all services and facilities; Potential vulnerability to flooding (surface water flooding and partial Flood Zone 2) – mitigation measures could be required (dependent on nature of future use); Positive health impacts due to proximity to adjacent recreation area, cycle routes and public footpaths; Potential adverse health impacts from proximity to M25 (air and noise pollution) and high voltage pylons.
Summary of Environmental Impacts & Issues	As the allocation is for green infrastructure and community uses, there is an opportunity to preserve and enhance existing habitats and biodiversity, and create new habitats and biodiversity; Allocating the site for green infrastructure (open space) and community uses would provide opportunities to improve the Borough's green infrastructure assets and access to the natural and historic environment; Supports sustainable transport options in some respects (proximity to Byfleet Local Centre, to other community facilities), but in other respects may increase reliance on car (distance from local railway station, Town Centre); Potential adverse impacts from increased exposure to noise and air pollution from M25.
Summary of Economic Impacts & Issues	Minimal impact

- Summary of optimising/mitigating measures:
- Improvements to cycling and pedestrian access to Byfleet Local Centre and surrounding green infrastructure;
 - Measures to mitigate air/noise pollution impacts;
 - Consider introducing sustainable drainage within landscape proposals accompanying any community development on the site;
 - 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)
 - Locate development only on land within Flood Zone 1
 - Design of development to incorporate features to reduce surface water flood risk and any risk from Flood Zone 2
 - Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
 - Design of any built development to include mitigation measures to reduce exposure to air and noise pollution;
 - Ecology assessment to be conducted;
 - Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site (such as TPO area and BAP Floodplain Grazing Marsh habitat) – design any development to have regard to biodiversity opportunities.
 - Any 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;
 - Improvement/creation of green infrastructure and links to wider GI network;
 - Design of any development to retain TPO trees and preserve landscape character;
 - Design of any development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features, to reduce surface water flood risk;

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- Retain and enhance public right of way.

SITE/0094/BYFL, SHLAABY078: Land east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY 9.75 hectare site for residential including Affordable Housing, open space and landscaping						
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 up to 130 dwellings (SHLAA, 2014) based on net developable area of up to 3.7 ha.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Potential for site to provide homes for older people
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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>	0	0	0	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Site is 40mins walking distance from the nearest health centre in West Byfleet (thus not within 'suitable walking distance').</p> <p>The site is approximately 1km away from Brooklands Community Park. It is not within walking distance of local</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>recreation areas.</p> <p>There are, however, public footpaths and bridleways surrounding the boundaries of the site providing access to the wider countryside, which may encourage walking.</p> <p>The development of the site would be expected to bring about creation/improvement of public open space for recreation use.</p> <p>The site also lies just within walking distance (800m or 10mins) of services, shops and community facilities in Byfleet Local Centre, which contributes towards the achievement of this SA objective.</p> <p>Overall, although the proximity to the Local Centre and public footpaths may promote healthy lifestyles through walking and cycling, the limited accessibility to leisure and open space for recreation and limited accessibility to health facilities counteracts these impacts.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improvements to open space for recreation • Improvements to cycling and pedestrian access to Byfleet Local Centre and surrounding GI
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>-</p>	<p>-</p>	<p>-</p> <p>90% of the site lies within Flood Zone 2, and 10% of the site falls within Flood Zone 3a.</p> <p>In Flood Zone 2 development would be at risk of flooding or would exacerbate the risk of flooding. Applications or allocations within Flood Zones 2 and 3 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test).</p> <p>Core Strategy Policy CS9 Flooding and water management does not encourage development in Flood Zone 3, due to the risk to persons and property, except in exceptional circumstances.</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 Zones 2 and 3 (NPPF, para. 103).</p>

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					<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. There is also a 20% risk of surface water flooding (Environment Agency comments). 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>Development of open space at those areas of the site at higher risk would be expected, as these are low vulnerability uses.</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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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)
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</i></p>	<p>0</p>	<p>0</p>	<p>0</p> <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>Open space associated with the residential development is noted but much would be re-provision of existing open</p>

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		<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>space. 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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 700m to Byfleet Local Centre (and community facilities therein) – within walking distance • 40mins walk to nearest GP • 30-45mins walk to Byfleet and New Haw railway station / 10mins cycling distance (2.6km away from site) • 15mins drive (8.5km) to Town Centre • Cycle routes and public footpaths surrounding site; • Within 250m of bus services and bus stops on Godley Road • 800m from food shop in Byfleet Local Centre (within walking distance) • 11-15mins walk to nearest primary school • 21-25mins walk to nearest secondary school <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>

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						<p>The development would provide local community services (open space).</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"> Improve access to key services and facilities by improving sustainable transport infrastructure and accessibility to/from site (e.g. via Mill Lane)
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"> support the use of and remediation of previously developed land? support higher density development and/or a mix of uses? encourage the re-use of existing buildings? result in the loss of greenfield land (including gardens)? support the restoration of vacant / contaminated land? 	<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 site is open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral..</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> affect an existing AQMA or lead to its designation? help to improve air quality? support specific actions in designated AQMAs? avoid an increase in congestion which may cause pollution from traffic? ensure people are not exposed to greater levels of noise? ensure people are not exposed to light pollution? 	<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>	-	-	-	<p>Despite being within walking distance of Byfleet Local Centre, the site is not in close proximity to key services and facilities where sustainable modes of travel can be encouraged and the need to travel can be reduced. There is therefore a negative impact on this objective. Mitigation measures will need to be introduced will help to neutralise any potential adverse impacts on this objective.</p> <p>There are no existing air or noise quality issues in this area.</p> <p>Optimising/mitigating measures: Improve access to key services and facilities to reduce the need to travel by private car</p>

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		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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 Green Belt boundary review identifies this parcel as grade 2 agricultural land - the 'best and most versatile agricultural land' (Grade 1 to 3a). This would give rise to a negative impact against this SA objective.</p> <p>The Environment Agency has given early indication that the site may be susceptible to contamination. 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. There is potential to remediate any contamination through development going forward.</p> <p>The loss of Grade 2 agricultural land against the potential remediation of contaminated land is reflected in the neutral score.</p> <p>Optimising/mitigating measures: Further investigation into contaminated land, in consultation with the Environment Agency and Environmental Health</p> <p>Further investigation into agricultural land, in consultation with Natural England</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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	<p>The site is currently made up of open, large fields separated by recently planted hedges. Land appears to be managed by Wildlife Trust.</p> <p>Current features of the site may have some ecological merits, and provide habitats for wildlife. Adverse impacts on potential habitats should be avoided and mitigation measures adopted in the design phase. Where possible habitat connections should be enhanced. Through careful landscaping and design open spaces within the development 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. The proposed SANG at Byfleet is over 1km away from the site, and alternative options may need to be explored.</p> <p>Optimising/mitigating measures:</p>

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						Ecology assessment 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. Contribution towards SANG and SAMM Preserve valuable trees (subject to TPO) at site boundary.
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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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 development of the site would bring about the loss of Green Belt land, where a key landscape feature is its openness</p> <p>There are various heritage assets in the vicinity of the site: The Clock House, 192 High Road – a Grade II listed building to the north west of the site; Locally listed buildings down Mill Lane to the north east; Byfleet Watermill – a Grade II* listed building in the river valley to the east; Manor House – a Grade II listed building to the south east, with the Manor Farm Estate an Area of High Archaeological Potential. However the separation distances between the site and assets mean its unlikely to have a significant impact on these. However, the visual impacts of development in relation to these buildings and areas should be considered and mitigated.</p> <p>Development of the site brings about potential to improve access to the natural environment through improved green infrastructure spaces and links – a positive score has been given in the medium-long term.</p> <p>Optimising/mitigating measures: Improvement/creation of green infrastructure and links to wider GI network; Design of development to have regard to the heritage assets surrounding site.</p>
11. Reduce the causes of climate change – particularly by increasing energy	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? 	Targets: decrease in carbon emissions and increase energy from renewable sources.	0	0	0	The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes.

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<p>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"> • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p><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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>The site offers average accessibility to most local facilities, and could result in further emissions from private car use.</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). However, this will be offset to a large degree by the introduction of a significant amount of green infrastructure within the site, which is valuable for adaptation purposes.</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, to reduce surface water flood risk.</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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</p>	<p>Would the development of the site / policy option:</p>	<p>Targets: decrease amount of waste produced per</p>	-	0	0	<p>The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste</p>

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disposal and achieve sustainable management of waste	<ul style="list-style-type: none"> support a reduction in the generation of waste? minimise waste in the construction process? 	<p>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>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"> 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? 	<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>The Environment Agency has also confirmed that the site lies within a High Risk Ground Water area, on a major aquifer. The proposed land-use should not have any adverse impacts on water quality, but this should be considered by any development coming forward.</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</p> <p>Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality</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"> 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 	<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</p>	-	-	-	<p>The site is one of the furthest from the Town Centre, at 8.5km, representing a 16minute driving time, and is over 1.5km away from a rail station. It is therefore more likely that residents would resort to car travel.</p> <p>This is offset to some degree by good proximity to Byfleet Local Centre (within walking distance), and presence of nearby bus routes (although a bus journey to the Town Centre would take around 40 minutes).</p>

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	<p>transport?</p> <ul style="list-style-type: none"> • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>punctuality of services. <i>Source: Surrey Transport Plan 2011 & 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>Community facilities such as primary and secondary schools are also beyond walking distance.</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> <p>Site could provide 1.2ha for open space and landscaping and would support the improved provision for cycling and walking in the area.</p> <p>The negative score reflects the distance of the site to most local services and facilities and the likely increase in car use.</p> <p>Optimising/mitigating measures: Conduct a Transport Assessment to determine impact on local transport infrastructure and incorporation/improvement of sustainable transport infrastructure to reduce the need to travel.</p>
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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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;</p>	0	0	0	<p>As an allocation for residential and green infrastructure development, employment issues are largely inapplicable.</p>

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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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>As an allocation for residential and green infrastructure development, employment issues are largely inapplicable.</p>

Overall Conclusions

SITE/0094/BYFL, SHLAABY078: Land east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY 9.75 hectare site for residential including Affordable Housing, open space and landscaping	
Summary of Social Impacts & Issues	The site would provide housing and associated benefits such as affordable housing, which meets the housing requirement of the Borough; 90% of the site lies within Flood Zone 2, and 10% of the site falls within Flood Zone 3a. There is also a 20% risk of surface water flooding, which any residential development on the site could exacerbate; Limited accessibility to Town Centre and health facilities, but good accessibility to services and facilities in Local Centre.
Summary of Environmental Impacts & Issues	Loss of Green Belt and greenfield land; Potential short-term adverse impacts on biodiversity and existing habitats; Lies over 1km from proposed Byfleet SANG; Supports sustainable transport options in some respects (proximity to Byfleet Local Centre, community facilities), but in other respects may increase reliance on car (distance from local railway station, Town Centre, secondary school) - Potential adverse impact on existing transport infrastructure –transport assessment required – but potential to improve sustainable transport infrastructure; Current or historical use may have led to soil and groundwater contamination in some parts of the site that may need to be remediated; Visual impact of development on setting of several heritage assets in close proximity to the site; Improvement of green infrastructure assets and links to surrounding GI network through development of the site; Site is located in a High Risk Ground Water area and on a major aquifer; Possible increased need to travel due to distance from Town Centre, railway station and community facilities.
Summary of Economic Impacts & Issues	Minimal impact
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Potential for site to provide homes for older people • Further investigation into contaminated land, in consultation with the Environment Agency and Environmental Health • Further investigation into agricultural land, in consultation with Natural England • Improve provision of and connectivity to GI assets, including recreation areas, proposed SANG, and new GI provision within site boundary. • 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 • Improve access to key services and facilities by improving sustainable transport infrastructure and accessibility to/from site (e.g. via Mill Lane) • Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site (such as trees on northern boundary) – design of development to have regard to biodiversity opportunities. • Design of development to preserve and enhance surrounding heritage assets. • Contribution towards SANG and SAMM of the SPA – consider suitability of Byfleet SANG to provide for new development. • Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced. • Careful design to conserve and enhance the surrounding landscape • Design of the development would have to provide suitable wastewater and sewerage infrastructure. • Conduct a Transport Assessment to determine impact on local transport infrastructure and opportunities to incorporate new/improve upon existing sustainable transport infrastructure. • 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. • Land contamination assessment required, in consultation with Environment Agency and Environmental Health. • Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality 	

**SITE/0098/BYFL, SHLAA n/a: Byfleet SANG, land to the south of Parvis Road, Byfleet, KT14 7AB
1.5 hectare site for Suitable Accessible Natural Greenspace (SANG)**

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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>Access to informal public recreation space is shown to improve peoples' wellbeing, and improving the recreational facilities in this area will promote healthy lifestyles.</p> <p>The provision of SANG in this location offers the opportunity to improve coverage to the east of the Borough, and generally improve connections and accessibility between the various open spaces in this part of the Borough, thereby encouraging active pursuits.</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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>Site located within Flood Zones 1 and 2, however no built form proposed, rather use as recreational open space.</p> <p>Open space is capable of acting as functional floodplain with no built development, it is not considered to be a use vulnerable to flooding. Preserving this area as open space can assist in reducing flood risk in nearby urban areas.</p> <p>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"> • Flood Risk Assessment • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing 	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.	+	+	+	<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>

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	<p>crime levels?</p> <ul style="list-style-type: none"> • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p><i>Source: Woking Service & 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>The development would not reduce poverty or crime but would assist in reducing social exclusion</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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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 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 would be reduced.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Allocation of the site for SANG would bring forward open space and provide the local community with informal recreation facilities; it would also increase accessibility to other open spaces within the area.</p> <p>Allocation of the site for SANG would bring forward open space and provide the community with informal recreation facilities; it would also increase accessibility to other open spaces within the area.</p> <p>Overall a positive impact in terms of accessibility to all</p>

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						<p>services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community • Public footpaths to/from site to be created/improved
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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 greenfield site would be developed into open space – a green infrastructure use, therefore leading to a neutral score.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 abuts the M25 to the east, but open space is not considered to be a noise-sensitive land use. Urban green infrastructure can deliver a range of environmental benefits, including reduction in air pollution.</p> <p>Development means more vehicle movements and consequent emissions. However, the site is in close proximity to the existing urban area, including bus routes and cycle routes, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling.</p>
8. Reduce land	Would the development of the site / policy	Targets: reduce land	0	0	0	There would be a neutral impact on this SA objective.

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contamination and safeguard agricultural soil quality	option: <ul style="list-style-type: none"> avoid development on Agricultural Land classed as Grade 1, 2 or 3a? support the remediation of contaminated land? reduce the risk of creating further contamination? 	contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	Would the development of the site / policy option: <ul style="list-style-type: none"> avoid landtake of identified (including protected) habitats? avoid fragmentation, and increase connectivity, of habitats? avoid recreational impacts on habitats? avoid adverse hydrological impacts on habitats? avoid the impacts of vehicle emissions on habitats? avoid the impact of light on habitats? preserve and protect existing habitats? provide opportunities for enhancement and/or creation of biodiversity? 	Targets: maintain and enhance biodiversity. <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.	++	++	++	As an allocation for SANG, the impacts of residential development in Woking Borough upon the European-protected bird habitat of the Thames Basin Heaths Special Protection Area (SPA) are mitigated – the allocation would make a positive contribution to this SA objective by preserving and protecting existing European protected habitats elsewhere, and avoiding recreational impacts on the SPA. There is an opportunity to improve biodiversity at this site by including multi-functional green infrastructure – which delivers both biodiversity and recreational functions. The site is within a Biodiversity Opportunity Area. Optimising/mitigating measures: Retain and enhance habitats and features which have biodiversity value; Detailed design of open space to improve connectivity of habitats within site and to wider GI network (e.g. by including GI corridors); Provision of GI assets which demonstrate multi-functionality. Surrey Wildlife Trust to be consulted with regards to Biodiversity Opportunity Area status.
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"> avoid adverse impacts on important landscapes? conserve and/or enhance the Borough's existing green infrastructure assets? conserve and/or enhance heritage assets and their settings? lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? 	Targets: preserve and enhance cultural and historic features. <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	+	+	+	The site is classed as Green Belt land. Allocating the site for open space would not adversely affect the character of the landscape, and can be developed for green infrastructure and recreational needs without affecting the overall integrity of the landscape. The allocation of SANG would make accessible for enjoyment that natural assets and landscapes of Woking, therefore contributing positively towards this objective. There is also an opportunity to enhance existing green infrastructure in the Borough.

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	<ul style="list-style-type: none"> • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>Optimising/mitigating measures: Increase access to open space by improving pedestrian/cycling links to/from 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code 	<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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Green infrastructure is vital to enable people and wildlife to adapt to the rising temperatures and extreme weather events associated with climate change. GI helps to mitigate climate change by reducing greenhouse gas emissions. A well-planned network of GI reduces fragmentation of the landscape and facilitates migration of species to new and more favourable habitats. The allocation of open space therefore has benefits in improving an area's resilience to climate change.</p>

SITE/0098/BYFL, SHLAA n/a: Byfleet SANG, land to the south of Parvis Road, Byfleet, KT14 7AB
1.5 hectare site for Suitable Accessible Natural Greenspace (SANG)

	for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15					
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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 allocation is unlikely to have direct impacts on the use of resources.
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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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	<p>Allocation would have a negligible effect on this SA objective.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste by providing waste/recycling facilities.</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"> • 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? 	<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	The site is adjacent to the Wey Navigation, and within a High Risk Ground Water area and on a major aquifer. Preserving this land as green infrastructure would have a negligible effect on this SA objective.

**SITE/0098/BYFL, SHLAA n/a: Byfleet SANG, land to the south of Parvis Road, Byfleet, KT14 7AB
1.5 hectare site for Suitable Accessible Natural Greenspace (SANG)**

	<ul style="list-style-type: none"> • facilitate water quality to be achieved through remediation? • provide adequate wastewater and sewerage infrastructure? 	<p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 of the site for SANG brings an opportunity to increase accessibility of leisure and recreation space to existing (and any new) residents in the local area, and reduce their need to travel to alternative facilities. There is also the opportunity for improved provision for walking and cycling to and from and within the site.</p> <p>The site is also located within reasonable walking distance of Byfleet Local Centre. It is therefore considered to be accessible to a number of people by both foot and cycle.</p> <p>Optimising/mitigating measures: Improved provision for walking/cycling to increase accessibility within the site, and to and from the site from the surrounding urban area.</p>
Economic objectives: building a strong, responsive and competitive economy						
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"> • encourage diversity and quality of employment in the Borough? 	<p>Targets: increase employment provision and job opportunities; increase access to and</p>	0	0	0	As an allocation for SANG, employment issues are largely inapplicable.

**SITE/0098/BYFL, SHLAA n/a: Byfleet SANG, land to the south of Parvis Road, Byfleet, KT14 7AB
1.5 hectare site for Suitable Accessible Natural Greenspace (SANG)**

<p>encourage high quality, low impact development and education for all</p>	<ul style="list-style-type: none"> • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>Although it is important to recognise the value open space has in creating places that are attractive for economic development, it is not considered that allocation of this site for open space has a direct impact on this objective.</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	Improvement of wellbeing and healthy lifestyles through provision of informal recreation opportunities; Improved access for existing (and new) residents to leisure and recreation facilities; Preserving this area as green infrastructure can help reduce flood risk to adjacent urban area.
Summary of Environmental Impacts & Issues	Protect and enhance existing biodiversity through provision of multi-functional green infrastructure and links to wider GI network; Provision of SANG preserves biodiversity of the Thames Basin Heaths SPA; Increases SANG coverage in east of the Borough; Improve sustainable transport access (pedestrian links, cycle links) to reduce reliance on car. Allocation for green infrastructure preserves landscape character; Improve connections to wider GI network to improve habitat connectivity; Supports the preservation of water quality of Wey Navigation, and a High Risk Ground Water area and major aquifer; Open space can provide a range of environmental benefits, including adaptation to climate change and improved air quality (taking into account proximity to M25); Increased accessibility for enjoyment of residents the natural assets and landscapes of Woking.
Summary of Economic Impacts & Issues	Minimal impact

- Summary of optimising/mitigating measures:
- Flood Risk Assessment
 - Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
 - Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
 - Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community
 - Public footpaths to/from site to be created/improved
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 -
 - Provision of improved accessibility to open space via pedestrian/cycle links – particularly from urban area via Parvis Road and from any new development in SITE/0006/WBYF.
 - Improvement of public footpaths within site (to fulfil Natural England requirements for SANG development).
 - Screening or bunding may be required adjacent to the M25 in the interests of the amenity of SANG users.
 - Detailed design of SANG to take opportunities to improve connectivity of habitats within site and to wider GI network.
 - Incorporation of waste facilities to service the open space.
 - Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended.

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Horsell East and Woodham 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/0006/HRLE, SHLAAHEW006: Woodham Court, Martyrs Lane, Woking, GU21 5NJ
3.5 hectare site for mixed-use development to comprise of residential including Affordable Housing and research and development (materials and science related)

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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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>The yield is tbc (SHLAA, 2014), however 105 residential dwellings are calculated at an indicative density of 30dph based on the total site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)

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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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>-</p>	<p>0</p>	<p>0</p>	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is over 30mins walking distance of the nearest health centre/doctor surgery, (thus not within 'suitable walking distance).</p> <p>The site is close to the New Zealand Gold Course and common land, which are highly valued for recreation.</p> <p>However the development of the site would bring about the loss of recreation facilities (tennis courts and sports field) but could also create public open space for recreation use.</p> <p>Having regard to the isolation of the site from existing health facilities and the potential loss of sports facilities, a negative score is given in the short-term. In the medium and long term mitigation measures would have a positive effect.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Re-provide existing recreation facilities • Improve connectivity to urban area and recreation facilities • Provide open space and recreation facilities
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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>A watercourse runs parallel to the eastern boundary line.</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>

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3.5 hectare site for mixed-use development to comprise of residential including Affordable Housing and research and development (materials and science related)

						<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"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1 • Careful layout of development to retain green infrastructure adjacent to watercourse – include a buffer zone
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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</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 (research and development). 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"> • 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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		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"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? help support existing community facilities? help support the provision of religious cultural uses? 	<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"> 31-35mins walking distance to nearest GP 30-45mins walking distance to Woking railway station 20-30mins drive to Town Centre within 2km straight line distance of Sheerwater Local Centre within 500m of public footpath within 500m of bus services and bus stops 11-15mins walking distance to nearest Primary School 26-30mins walking distance to nearest Secondary School <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. It would also provide access to employment uses. However the site's remote location means an overall negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Improve access to key services and facilities by improving sustainable transport infrastructure
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"> support the use of and remediation of previously developed land? support higher density development and/or a mix of uses? encourage the re-use of existing 	<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>	0	0	0	<p>The site is mainly greenfield land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral</p>

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	<p>buildings?</p> <ul style="list-style-type: none"> • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>Residential development is noise and light sensitive, and prospective residents may experience some noise and light pollution from the nearby household waste site.</p> <p>The site is not in close proximity to key services and facilities where sustainable modes of travel can be encouraged and the need to travel can be reduced. There is therefore a negative impact on this objective. Mitigation measures will need to be introduced will help to neutralise any potential adverse impacts on this objective.</p> <p>Optimising/mitigating measures: Improve access to key services and facilities</p> <p>Careful design of layout and landscaping to reduce possible noise and light pollution</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is located on potentially the 'best and most versatile agricultural land' (Grade 1 to 3a). Additional information will be required to determine whether the site is Grade 3a or Grade 3b.</p> <p>Historical contaminative uses may have led to soil and groundwater contamination, this will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus potentially contributing positively towards this objective.</p> <p>The potential agricultural quality of the land against the potential remediation of contaminated land is reflected in the neutral score.</p>

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						<p>Optimising/mitigating measures: Further investigation into agricultural land, in consultation with Natural England</p> <p>Further investigation into contaminated land, in consultation with the Environment Agency and Environmental Health</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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	<p>The site is currently made up of a large open field adjacent to a dense wooded area. The site therefore may have some ecological merits and may provide habitats for wildlife – adverse impacts on these habitats, including their fragmentation should 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. 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 majority of 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: Ecology assessment/ tree survey to be conducted. Protect valuable trees. 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 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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important 	<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</p>	-	-	-	<p>The site is designated as Green Belt and development on this site would result in an isolated satellite development within the Green Belt. It could also have a negative impact on the sense of enclosure that is currently created by the existing tree belt. Any infilling in the Green Belt in this location could have an adverse impact on character depending on design and screening. The GBBR notes that this area has a low capacity for change based on landscape character and sensitivity.</p> <p>The site also makes a limited contribution towards separating</p>

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	<p>building?</p> <ul style="list-style-type: none"> • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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. 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 town from Ottershaw.</p> <p>There are no nationally designated heritage/cultural assets within or adjacent to the site. Access to the natural environment would improve.</p> <p>Optimising/mitigating measures: Creation of linkages with GI network to improve access to green infrastructure Careful design of layout and landscaping to reduce visual impact of development Retain valuable 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to 	<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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably</p>	-	-	-	<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 development over 1,000 sqm. The landowner wishes to develop an 'eco village'.</p> <p>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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 overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the isolated location of the site against the implementation of Code for Sustainable Homes/BREEAM.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of</p>

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	<p>climate change impacts?</p> <ul style="list-style-type: none"> • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	constructed dwellings.				<p>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 any non-residential development 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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. The positive medium to long term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over time. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.</p> <p>The site has been identified in the Surrey Minerals Plan as a Concrete Aggregate Safeguarded Site. Surrey County Council would need to be consulted on any development coming forward. As development would prevent this safeguarded site from coming forward for the extraction of minerals, the site has been scored negative in the short term. By engaging with the County Council, it is likely that the loss of this minerals site can be mitigated in the medium to long term.</p> <p>Optimising/mitigating measures: Engagement with Surrey County Council regarding safeguarded status of land.</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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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 5 of the Code for Sustainable Homes or BREEAM 'very good' for non-residential development. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). A watercourse runs through/parallel to the site and there is the potential for water contamination during and post construction. Suitable mitigation measures will need to be implemented to prevent water resource pollution before construction commences. Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure Mitigation measures to ensure watercourse does not become contaminated
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option: <ul style="list-style-type: none"> • 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? 	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 & Core Strategy Policy CS18.</i> Trends: proportion of people travelling to work	-	-	-	The site is outside of a reasonable walking distance of Sheerwater Local Centre and Woking Town Centre, where shops and facilities are located. It is within cycling distance of the nearest primary school, and cycle routes and public footpaths are close by to the site. A main bus route, with its bus stops, runs along Chertsey 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. The overall poor accessibility of the site by foot to key local

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	<ul style="list-style-type: none"> • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>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>services and facilities is reflected in the negative score.</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>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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 site has been put forward for a mixed-use development including specialised light industrial units, which will have a positive impact against this objective by providing jobs and encouraging diversity of employment.</p>

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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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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 has been put forward for a mixed-use development including specialised light industrial units, which would assist in delivering additional employment land.
Overall Conclusions						
Summary of Social Impacts & Issues	The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Possible loss of recreation facilities.					
Summary of Environmental Impacts & Issues	Loss of Green Belt and greenfield land; Potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required; Opportunity to improve connectivity with nearby GI assets;					

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	<p>Development would result in isolated development in the Green Belt and could have a significant impact on character; Potential loss of high quality agricultural land – further investigation required; Located within a location where access to Woking Town Centre and Sheerwater Local Centre is not considered to be reasonable by foot. Improvements to footpaths and cycle paths would need to be undertaken to support sustainable transport options; Land contamination remediation likely to be required; Potential adverse impact on existing transport infrastructure – transport assessment required.</p>
<p>Summary of Economic Impacts & Issues</p>	<p>A residential site increases the supply of land for housing and could play a role in supporting the local economy; Mixed-use development to include specialist light industrial units, which would improve provision of jobs and employment opportunities.</p>

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Improve connectivity to urban area and recreation facilities • Provide open space and recreation facilities and retain/replace existing recreational facility • Further investigation into agricultural land, in consultation with Natural England • Further investigation into contaminated land, in consultation with the Environment Agency and Environmental Health • 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 • Careful layout of development to retain green infrastructure adjacent to watercourse – include a buffer zone • Contribution to SANG and SAMM • Secure contribution to provision of essential transport infrastructure related to the development of this site • Improve access to key services and facilities by improving sustainable transport infrastructure • Landscape assessment / ecology survey / tree survey to be conducted • Engagement with Surrey County Council regarding safeguarded nature of site in Surrey Minerals Plan • Protect high quality trees • 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 • Creation of linkages with GI network to improve access to green infrastructure • Careful design of layout and landscaping to reduce visual impact of 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 • 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 • Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure 	
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SITE/0016/HRLE, SHLAAHEW016: Land adjacent to 462 Woodham Lane, Woking, KT15 3QA

1.95 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The yield is tbc (SHLAA, 2014), however 59 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is within 20-30mins walking distance of the nearest health centre in West Byfleet District Centre, (thus not within 'suitable walking distance').</p> <p>The site is adjacent to the New Zealand Gold Course which is highly valued for recreation.</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>The development of the site would bring about creation/improvement of public open space for recreation use.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve connectivity to West Byfleet District Centre • Provide open space and recreation facilities
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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>A former watercourse runs parallel to the southern boundary line of the site.</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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul

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						<p>water drainage</p> <ul style="list-style-type: none"> Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> address issues of deprivation? help improve social inclusion? support safe communities by reducing crime levels? help reduce the fear of crime? ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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"> Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, 	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local</p>	-	-	-	<p>The site is within:</p> <ul style="list-style-type: none"> 1600-2000m access by foot to nearest centre (beyond suitable walking distance) 1333-2666m access by bicycle to nearest centre 20-25mins walking distance to nearest GP 10-20mins walking distance to West Byfleet railway

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	<p>cultural assets, historic environment?</p> <ul style="list-style-type: none"> • help support existing community facilities? • help support the provision of religious cultural uses? 	<p>services by public transport over last three years.</p>				<p>station</p> <ul style="list-style-type: none"> • 10-20mins drive to Town Centre • within 1km of West Byfleet District Centre • within 250m of public footpath • within 250m of bus services and bus stops • 11-15mins walking distance to nearest Primary School • 11-15mins walking distance to nearest Secondary School <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. It would also provide access to employment uses. However the site's remote location means an overall negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities by improving sustainable transport infrastructure
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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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>
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		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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>The site is outside of a reasonable walking and cycling distance to West Byfleet District Centre, Sheerwater Local Centre or Woodham Shopping Parade and therefore there is a negative impact on this objective.</p> <p>Optimising/mitigating measures: Improve access 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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is classified as Grade 3 quality agricultural land and therefore located on potentially the 'best and most versatile agricultural land' (Grade 1 to 3a). Additional information will be required to determine whether the site is Grade 3a or Grade 3b.</p> <p>Although considered to be at a low risk of contamination, all former agricultural and grazing land would need to be assessed for potential contamination for residential development proposals.</p> <p>The potential agricultural quality of the land against the potential remediation of contaminated land is reflected in the neutral score.</p> <p>Optimising/mitigating measures: Further investigation into agricultural land, in consultation with Natural England</p> <p>Further investigation into contaminated land, in consultation with the Environment Agency and Environmental Health</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? 	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p>	-	-	-	<p>The site is currently made up of a dense wooded area that is protected by a Tree Preservation Order. The site therefore may have some ecological merits as the trees may 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</p>

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	<ul style="list-style-type: none"> • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>protected and enhanced.</p> <p>The site is located within a Priority habitat/biodiversity opportunity areas: Lowland Heath. Improvements to biodiversity should be incorporated into the design of the site.</p> <p>Optimising/mitigating measures: Ecology assessment / tree survey to be conducted. Protect valuable trees. 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>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>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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>	<p>-</p>	<p>-</p>	<p>-</p> <p>The site is designated as Green Belt which is well defined by the edge of Woodham Lane/B385. The Green Belt boundary continues along Woodham Lane/B385 into Runnymede Borough and development on this site would result in encroachment into the Green Belt. It could also have a negative impact on the sense of enclosure that is currently created by the existing woodland. Any encroachment or infilling could have an adverse impact on character depending on design and screening.</p> <p>The site also makes a contribution towards separating the town from Ottershaw and Woodham.</p> <p>There are no nationally designated heritage/cultural assets within or adjacent to the site. Access to the natural environment would improve.</p> <p>Optimising/mitigating measures: Creation of linkages with GI network to improve access to green infrastructure Careful design of layout and landscaping to reduce visual impact of development Retain high quality trees</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	Would the development of the site / policy option: <ul style="list-style-type: none"> improve the energy efficiency of the building stock? help take advantage of passive solar gain through orientation? help minimise the use of energy through design and occupation? reduce the emission of greenhouse gases? facilitate the generation/use of renewable energy? support decentralised energy generation? support the development of on or off-site CHP and/or link to an existing CHP facility? support the co-ordination of green infrastructure? increase the capacity of the habitat to act as a carbon sink? increase the resilience of the habitat to climate change impacts? support the implementation of the Code for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15	Targets: decrease in carbon emissions and increase energy from renewable sources. <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 & CS22.</i> Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes. The site offers reasonable accessibility to most local facilities, and could result in further emissions from private car use. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level xxx (4 or 5) or BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	Would the development of the site / policy option: <ul style="list-style-type: none"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? 	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy</i>	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to

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	<ul style="list-style-type: none"> • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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>There is a former watercourse located along the southern boundary of the site. Any development is unlikely to have a significant impact on the former watercourse or existing water resources.</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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • reduce the need to travel, particularly by 	<p>Targets: decrease travel by car; decrease need to travel and distance</p>	-	-	-	<p>The site is outside of a reasonable walking distance of West Byfleet District Centre, Sheerwater Local Centre and Woodham Shopping Parade, where shops and facilities are</p>

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1.95 hectare site for residential including Affordable Housing

<p>transport options and make the best use of existing transport infrastructure</p>	<p>car/van/lorry?</p> <ul style="list-style-type: none"> • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>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 & 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>located.</p> <p>It is within cycling distance of the nearest primary school, and cycle routes and public rights of way are close by to the site. A main bus route, with its bus stops, runs along Woodham Lane, 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.</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> <p>A negative score reflects the distance of the site to local services and facilities and the likely increase in the use of private cars.</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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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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>
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	<p>education and local employment opportunities?</p> <ul style="list-style-type: none"> • improve access to and participation in education? 	<p>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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>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 such as West Byfleet District Centre and Sheerwater Local Centre, the sustainability outcome is neutral.</p>

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in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).

Overall Conclusions

Summary of Social Impacts & Issues

The site could provide housing and associated benefits such as affordable housing, which is needed in the area.

Summary of Environmental Impacts & Issues

Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required;
Opportunity to improve connectivity with nearby GI assets;
Loss of trees that are protected by Tree Preservation Orders;
Development would result in encroachment into the Green Belt and could have a significant impact on character;
Located within a location where access to West Byfleet District Centre. Sheerwater Local Centre and Woking Town Centre is not considered to be reasonable by foot. Improvements to footpaths and cycle paths would need to be undertaken to support sustainable transport options;
Considered to increase the need to travel by car;
Potential adverse impact on existing transport infrastructure – transport assessment required.

Summary of Economic Impacts & Issues

Minimal impact

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve connectivity and accessibility to West Byfleet District Centre
- Provide open space and recreation facilities
- 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
Secure contribution towards SANG and SAMM
- Secure contribution to provision of essential transport infrastructure related to the development of this site
- Improve access to key services and facilities by improving sustainable transport infrastructure
- Further investigation into agricultural land, in consultation with Natural England
- Further investigation into contaminated land, in consultation with the Environment Agency and Environmental Health Landscape assessment / ecology assessment / tree survey to be conducted
- Protect high quality trees
- 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
- Creation of linkages with GI network to improve access to green infrastructure
- Careful design of layout and landscaping to reduce visual impact of 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
- 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

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- Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure

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8.9 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The yield is tbc (SHLAA, 2014), however up to 270 residential dwellings are calculated at an indicative density of 30dph based on total site area (although developable area could be less).</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is within 11-15mins walking distance of the nearest health centre in Sheerwater Local Centre, (thus not within 'suitable walking distance').</p> <p>The site is adjacent to the New Zealand Gold Course, common land and Woodham Court Sports Club, which are</p>

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8.9 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>highly valued for recreation.</p> <p>The development of the site would bring about creation/improvement of public open space for recreation use.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve connectivity to urban area and recreation facilities • Provide open space and recreation facilities
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>1</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>A watercourse runs through the northern section of the site while to other watercourses run parallel to the eastern and southern boundary lines.</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>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to</p>

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8.9 hectare site for residential including Affordable Housing

						<p>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"> • 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)
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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>	<p>0</p>	<p>0</p>	<p>0</p>	<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"> • 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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		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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 2400-2800m access by foot to nearest centre (beyond suitable walking distance) • 1333-2666m access by bicycle to nearest centre • 11-15mins walking distance to nearest GP • 30-45mins walking distance to Woking railway station • 20-30mins drive to Town Centre • Within 1km straight line distance of Sheerwater Local Centre (and community facilities therein) • Within 500m of public footpath • Within 500m of bus services and bus stops • 11-15mins walking distance to nearest Primary School • 11-15mins walking distance to nearest Secondary School <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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities by improving sustainable transport infrastructure
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing 	<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>	0	0	0	<p>The site is greenfield land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>

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8.9 hectare site for residential including Affordable Housing

	<p>buildings?</p> <ul style="list-style-type: none"> • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>The site is outside of a reasonable walking distance to Sheerwater Local Centre or Woking Town Centre. The site is therefore not in close proximity to key services and facilities where sustainable modes of travel can be encouraged and the need to travel can be reduced. There is therefore a negative impact on this objective. Mitigation measures will need to be introduced will help to neutralise any potential adverse impacts on this objective.</p> <p>The site is located next to an existing recycling centre and this could have an adverse impact in terms of noise, smell and other releases. Mitigation measures will have to be designed into the scheme to reduce the impact of the adjacent use.</p> <p>Optimising/mitigating measures: Improve access to key services and facilities; Mitigate any adverse impacts of pollution from adjacent recycling centre.</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is classified as Grade 3 quality agricultural land and therefore the site is located on potentially the 'best and most versatile agricultural land' (Grade 1 to 3a). Additional information will be required to determine whether the site is Grade 3a or Grade 3b.</p> <p>The site would need to be assessed for contamination for residential development proposals.</p> <p>The potential agricultural quality of the land against the potential remediation of contaminated land is reflected in the neutral score.</p>

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						<p>Optimising/mitigating measures: Further investigation into agricultural land, in consultation with Natural England</p> <p>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"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<p>Targets: maintain and enhance biodiversity. Source: <i>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 site is currently made up of a large open field with areas of dense woodland. The site therefore may have some ecological merits and may 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. Through careful landscaping and design these open spaces can introduce new habitats and improve biodiversity. The site is located within a Priority habitat/ Biodiversity Opportunity Area: Lowland heath and improvements to biodiversity should be incorporated into the design of the site.</p> <p>Optimising/mitigating measures: Landscape assessment / ecology survey / tree survey to be conducted. Protect valuable trees. 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. No development within the Thames Basin Heaths SPA 400m buffer zone. The residential development of the site would result in an increase in dwellings. As the majority of the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. The section of the site within the Thames Basin Heaths SPA 400m buffer zone can not contain any residential 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"> • avoid adverse impacts on important 	<p>Targets: preserve and enhance cultural and historic features.</p>	-	-	-	<p>The site is designated as Green Belt and development on this site would result in an isolated satellite development within the Green Belt. It could also have a negative impact on</p>

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<p>accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>landscapes?</p> <ul style="list-style-type: none"> • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>the sense of enclosure that is currently created by the existing woodland. Any infilling in the Green Belt in this location could have an adverse impact on character depending on design and screening. The GBBR notes that this area has a low capacity for change based on landscape character and sensitivity.</p> <p>The site contributes towards separating the town from Ottershaw.</p> <p>There are no nationally designated heritage/cultural assets within the site. An area of Ancient Woodland is located in the vicinity however the separation distance suggests its unlikely that any development will have an adverse impact on the landscape asset. Access to the natural environment would improve.</p> <p>Optimising/mitigating measures: Creation of linkages with GI network to improve access to green infrastructure Careful design of layout and landscaping to reduce visual impact of development 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off- 	<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 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 could result in further emissions from private car use.</p> <p>The site is greenfield land and 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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	<p>site CHP and/or link to an existing CHP facility?</p> <ul style="list-style-type: none"> • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>(including SUDS). <i>Source: Core Strategy Policies CS9 & 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 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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>-</p>	<p>-</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>The site is currently allocated in the Surrey Waste Plan for recycling, storage, transfer, material recovery and processing including thermal treatment of waste. By allocating the site</p>

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		to landfill.				<p>for residential development, the allocation of the site for waste reduction and sustainable management is reduced.</p> <p>The short term negative impact on the production of waste from residential development combined with the medium and long term negative impact of the loss of a safeguarded waste disposal site has resulted in the negative 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>Engagement with Surrey County Council regarding allocation of site in Surrey Waste Plan.</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"> • 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? 	<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>A number of watercourses run 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>
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"> • 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 	<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 is outside of a reasonable walking distance of Sheerwater Local Centre and Woking Town Centre, where shops and facilities are located. It is within cycling distance of the nearest primary school, and cycle routes and public footpaths are close by to the site. A main bus route, with its bus stops, runs along Chertsey Road, which is within a reasonable 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</p>

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	<p>network?</p> <ul style="list-style-type: none"> • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p><i>Plan 2011 & 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>contribute to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution.</p> <p>The negative score reflects the distance of the site from local services and facilities by foot and that development of the site would not reduce the use of private cars.</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>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>As an allocation for residential development, employment issues are largely inapplicable.</p>

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		people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	As an allocation for residential development, employment issues are largely inapplicable.
Overall Conclusions						
Summary of Social Impacts & Issues	The site could provide housing and associated benefits such as affordable housing, which is needed in the area.					

SITE/0027/HRLE, SHLAAHEW027: Land to the east of Martyrs Lane, Woking, GU21 5NJ**8.9 hectare site for residential including Affordable Housing**

Summary of Environmental Impacts & Issues	Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required; Opportunity to improve connectivity with nearby GI assets; Development would result in isolated development in the Green Belt and could have a significant impact on character; Located within a location where access to Woking Town Centre and Sheerwater Local Centre is not considered to be reasonable by foot. Improvements to footpaths and cycle paths would need to be undertaken to support sustainable transport options; Likely to increase the need to travel by car; Residential development rather than allocation for waste facility would adversely impact on land availability for waste reduction/recycling; Significant land remediation may be required; Potential adverse impact on existing transport infrastructure – transport assessment required.
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Summary of Economic Impacts & Issues	A residential site increases the supply of land for housing and could play a role in supporting the local economy; Site is allocated for waste and recycling uses in the Surrey Waste Plan and would provide employment opportunities. Residential development would not provide long term employment.
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Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve connectivity to urban area and recreation facilities
- Provide open space and recreation facilities
- 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
- Improve access to key services and facilities by improving sustainable transport infrastructure
- Secure contribution to provision of essential transport infrastructure related to the development of this site
- Improve access to key services and facilities
- Mitigate adverse impacts of adjacent recycling centre
- Further investigation into land contamination, in consultation with Environmental Health and Environment Agency
- Further investigation into agricultural land, in consultation with Natural England
- Landscape assessment / ecology assessment/ tree survey to be conducted
- Protect high quality trees
- 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
- No residential development within the Thames Basin Heaths SPA 400m buffer zone
- Secure contributions towards SANG and SAMM
- Creation of linkages with GI network to improve access to green infrastructure
- Careful design of layout and landscaping to reduce visual impact of 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
- 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
- Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure
- Engage with Surrey County Council regarding allocation in Surrey Waste Plan

**SITE/0030/HRLE, SHLAA n/a: Six Crossroads roundabout and environs, Chertsey Road, Woking, GU21 5SH
Tbc site for essential infrastructure - junction upgrade and improvements to side roads**

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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the 	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and</p>	0	0	0	The effects of this development in terms of this objective are likely to be negligible.

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health	<p>community e.g. encourage healthy lifestyles?</p> <ul style="list-style-type: none"> • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>				
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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 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> <ul style="list-style-type: none"> • 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)

SITE/0030/HRLE, SHLAA n/a: Six Crossroads roundabout and environs, Chertsey Road, Woking, GU21 5SH

Tbc site for essential infrastructure - junction upgrade and improvements to side roads

<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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>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>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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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 development would help to support existing services and facilities in the community by improving a key piece of transport infrastructure in the Borough. This will assist accessibility to key services.</p>

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

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Tbc site for essential infrastructure - junction upgrade and improvements to side roads

<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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>Impacts are predicted to be neutral.</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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>Development of the site is intended to reduce congestion and consequently reduce pollution from traffic.</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>Impacts are predicted to be neutral.</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"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>-</p>	<p>Parts of the crossroads site is located on designated natural habitat, including the Thames Basin Heaths SPA, SSSI, SNCI, containing valuable biodiversity.</p> <p>Optimising and mitigation measures Conduct an ecological assessment. Any adverse impacts should be mitigated and enhancement measures should be introduced where possible</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is within the Green Belt and is in the vicinity of various ecological designations. Proposals for junction upgrade and improvement is unlikely to have a significant impact on the landscape character provided mitigation measures are introduced to avoid any adverse impacts on important landscapes such as the Thames Basin Heaths SPA improvement of this infrastructure will ultimately enhance the surrounding green infrastructure assets by reducing congestion in the area.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	The redevelopment of this site would have minimal impacts on this objective.
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>	0	0	0	The redevelopment of this site would have minimal impacts on this objective.

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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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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	<p>The redevelopment of this site would have minimal impacts on this objective.</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"> • 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? 	<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>The redevelopment of this site would have minimal impacts on this objective.</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"> • 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 	<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>Development of the site would support the provision of a safe transport network and improve cycle routes.</p>

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	<p>network?</p> <ul style="list-style-type: none"> • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p><i>Plan 2011 & 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>				
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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>No direct relevance.</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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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.
Overall Conclusions						
Summary of Social Impacts & Issues	Improved access to leisure facilities and open space for recreation; Timely provision of infrastructure to support communities;					

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	Improved access to key services.
Summary of Environmental Impacts & Issues	Reduced congestion Positive impact on biodiversity and natural landscape by reducing congestion in the area.
Summary of Economic Impacts & Issues	
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Conduct an ecological assessment. Any adverse impacts should be mitigated and enhancement measures should be introduced where possible • 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) 	

Kingfield 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/0053/KING, SHLAA n/a: Hoe Valley SANG, Westfield Avenue, Woking, GU22 9PG
Tbc hectare site for Suitable Accessible Natural Greenspace (SANG)**

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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & 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 & 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	Would the development of the site / policy option: <ul style="list-style-type: none"> • support the provision of key health 	Targets: increased life expectancy and proportion of people describing their	+	+	+	Access to informal public recreation space is shown to improve peoples' wellbeing, and improving open space for informal recreation in this area will promote healthy lifestyles.

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<p>population and reduce inequalities in health</p>	<p>services?</p> <ul style="list-style-type: none"> • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>Although parts of the site are already used for informal recreation, the allocation of SANG in this location offers the opportunity to improve connections and accessibility between the various open spaces and residential areas in this part of the Borough, thereby encouraging active pursuits for a wider number of people.</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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 Zones 1, 2 and 3, however no built form proposed, rather use as recreational open space.</p> <p>Open space is capable of acting as functional floodplain with no built development, it is not considered to be a use vulnerable to flooding. Preserving this area as open space can assist in reducing flood risk in nearby urban areas. However a neutral score has been given to reflect the fact that the land is already open space.</p> <p>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>Available information suggests pluvial flooding in the locality. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water</p>

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						<p>flooding.</p> <p>A Flood Risk Assessment would have been undertaken at the time of the original application. The design of the existing open space incorporates SuDS.</p> <p>Taking into account these measures, an overall neutral score.</p>
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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) identifies this postcode location as being slightly above average in terms of overall deprivation.</p> <p>The development of additional/improved infrastructure will assist in supporting communities.</p> <p>The development would not reduce poverty or crime but would assist in reducing social exclusion</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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. 	<p>Targets: improve accessibility to all services and facilities. <i>Source:</i></p>	+	+	+	<p>Accessibility varies however parts of the site are within reasonable walking distance of the nearest centre and the need to travel to access services and facilities would be</p>

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	<p>education, health, leisure and recreation)?</p> <ul style="list-style-type: none"> • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<p><i>Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>				<p>reduced.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Allocation of the site for SANG would bring forward open space and provide the local community with informal recreation facilities; it would also increase accessibility to other open spaces within the area.</p> <p>Overall a positive impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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 greenfield site would be developed into open space – a green infrastructure use, therefore leading to a neutral score.</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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated 	<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 impacts are predicted to be neutral..</p>

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	<p>AQMAs?</p> <ul style="list-style-type: none"> • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>				
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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality Agricultural Land. There would be a neutral impact on this SA objective.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>As an allocation for SANG, the impacts of residential development in Woking Borough upon the European-protected bird habitat of the Thames Basin Heaths Special Protection Area (SPA) are mitigated – the allocation would make a positive contribution to this SA objective by preserving and protecting existing habitats elsewhere, and avoiding recreational impacts on the SPA.</p> <p>The site is a biodiversity opportunity area: Floodplain grazing marsh . Appropriate measures would need to be put in place to conserve nature conservation interest found in this area. Surrey Wildlife Trust would need to be consulted Enhancement measures that would contribute to the biodiversity of the area would be encouraged . Optimising/mitigating measures: Preserve and enhance habitats and features which have biodiversity value. Take opportunities to improve connectivity of habitats within site and to wider GI network (e.g. by including GI corridors). Consultation with Surrey Wildlife Trust is recommended.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's 	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p>	+	+	+	The site is classed as Green Belt land. Allocating the site for open space would not adversely affect the character of the landscape, and can be developed for green infrastructure and recreational needs without affecting the overall integrity of the landscape.

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Tbc hectare site for Suitable Accessible Natural Greenspace (SANG)

<p>natural, historic and cultural assets and landscapes of Woking</p>	<p>existing green infrastructure assets?</p> <ul style="list-style-type: none"> • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? 	<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>+</p>	<p>+</p>	<p>+</p>	<p>Green infrastructure is vital to enable people and wildlife to adapt to the rising temperatures and extreme weather events associated with climate change. GI helps to mitigate climate change by reducing greenhouse gas emissions. A well-planned network of GI reduces fragmentation of the landscape and facilitates migration of species to new and more favourable habitats. The allocation of open space therefore has benefits in improving an area's resilience to climate change.</p>

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	<ul style="list-style-type: none"> • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>CS9 & CS22.</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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	0	0	The allocation is unlikely to have direct impacts on the use of resources.
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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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	<p>Allocation would have a negligible effect on this SA objective.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste by providing waste/recycling facilities.</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"> • support the improvement of water 	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source:</i></p>	0	0	0	Preserving this land as green infrastructure would have a negligible effect on this SA objective.

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<p>and groundwater, and manage water resources sustainably</p>	<p>quality?</p> <ul style="list-style-type: none"> • 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? 	<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>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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Development of the site for SANG brings an opportunity to increase accessibility of leisure and recreation space to existing and new residents in the local area, and reduce their need to travel to alternative facilities. There is also the opportunity for improved provision for walking and cycling to and from and within the site. There is a cycle route running along New Lane to the west, and various public footpaths enter the site from the surrounding area, so there is good potential to enhance this existing infrastructure.</p> <p>Optimising/mitigating measures: Improved/new provision for walking/cycling to increase accessibility within the site, and to and from the site from the surrounding urban area.</p>

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		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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>	0	0	0	As an allocation for SANG, employment issues are largely inapplicable.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and 	<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</i></p>	0	0	0	Although it is important to recognise the value open space has in creating places that are attractive for economic development, it is not considered that allocation of this site for open space has a direct impact on this objective.

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<p>economies of town, district, local and neighbourhood centres</p>	<p>services)?</p> <ul style="list-style-type: none"> • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<p>2012</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 & Issues</p>	<p>Improvement of wellbeing and healthy lifestyles through provision of improved informal recreation opportunities; Improved access for existing and new residents to leisure and recreation facilities; Preserving this area as green infrastructure can help reduce flood risk to adjacent urban area.</p>
<p>Summary of Environmental Impacts & Issues</p>	<p>Protect and enhance existing biodiversity through provision of multi-functional green infrastructure and links to wider GI network; Provision of SANG preserves biodiversity of the Thames Basin Heaths SPA; Regard to the SNCI and Common Land designation running along the western area of the site; Preservation and enhancement of valued biodiversity within SNCI; Provides SPA mitigation for significant number of new dwellings at Moor Lane and Gresham Mill, for example; Improve sustainable transport access (pedestrian links, cycle links) to reduce reliance on car. Allocation for green infrastructure preserves landscape character; Improve connections to wider GI network to improve habitat connectivity; Open space can provide a range of environmental benefits, including adaptation to climate change and improved air quality; Increased accessibility for enjoyment of residents the natural assets and landscapes of Woking.</p>

<p>Summary of Economic Impacts & Issues</p>	
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- 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
 - Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community
 - Provision of improved accessibility to open space via pedestrian/cycle links – particularly from the Moor Lane development to the north of the site, and from Gresham Mill to the east of the site.
 - Improvement of public footpaths within site (to fulfil Natural England requirements for SANG development).
 - Detailed design of SANG to take opportunities to improve connectivity of habitats within site and to wider GI network.

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- Incorporation of waste facilities to service the open space.
- Appropriate measures to be put in place to preserve and enhance the biodiversity of the SNCI – consult with Surrey Wildlife Trust and Natural England.
- Investigate whether allocation of SANG containing Common Land is appropriate – consult with DEFRA.
- Design of development should facilitate the reduction of waste by providing waste/recycling facilities.

Mayford and Sutton Green 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/0009/MAYS, SHLAAMSG009: Nursery land adjacent to Egley Road, Mayford, GU22 0PL
18.29 hectare site for residential including Affordable Housing, education (secondary school) and recreation/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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & 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 & 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 188 dwellings (SHLAA, 2014). As a greenfield site, 50% affordable housing provision would be required. Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs. Optimising/mitigating measures: <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and	Would the development of the site / policy option:	Targets: increased life expectancy and proportion	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes.

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wellbeing of the population and reduce inequalities in health	<ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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 will contribute to the provision of recreation and green space – new and existing residents are likely to benefit from recreation facilities provided to support the site development.</p> <p>The site is within walking distance of nearby green spaces such as Smarts Heath and Prey Heath, and Hoe Stream footpaths are also nearby.</p> <p>Close proximity to local shops in Mayford Neighbourhood Centre also encourages walking.</p> <p>Enhancement of pedestrian and cycle links to Neighbourhood, Local and Town Centres encourage sustainable travel.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve pedestrian and cycle links to recreation spaces and local centres • Provision of open space and green infrastructure – with links to surrounding GI network
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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 in Flood Zone 1 (low risk), where development is recommended to take place.</p> <p>The eastern boundary of the site is adjacent to land classified as Flood Zone 2 and 3 (around the Hoe Stream).</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. The Environment Agency has identified a 50% risk of surface</p>

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						<p>water flooding. 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>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>Taking into account the above, a neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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</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 education infrastructure. The development of additional/improved infrastructure will assist in supporting communities.</p> <p>There is the opportunity for the recreation facilities to provide community infrastructure as part of the development of the site, which will encourage engagement in community activities.</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"> • 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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		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.				
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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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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>Site is located within:</p> <ul style="list-style-type: none"> • within suitable walking distance of Mayford Neighbourhood Centre • 21-25mins walk to nearest GP • 20-30mins walk to nearest railway station • 10-20mins drive to Town Centre • within 250m of cycle route and public footpath along canal • Adjacent to bus services and bus stops on Egley Road • Education facilities will be accessible within the site, and Barnsbury Primary School is opposite site over Egley Road • Bus routes and stops along Egley Road encourage accessibility to services and facilities in the Town Centre (20mins bus time). The site is also within cycling distance of Worplesdon Station (but 20 minutes walking distance). <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 would not be reduced.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Development of the site would bring forward essential community infrastructure including schools and recreation space, thus improving accessibility to these services for new and existing residents. There are opportunities to improve access to existing services by improving sustainable transport and green infrastructure as part of the development.</p> <p>Optimising/mitigating measures:</p>
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18.29 hectare site for residential including Affordable Housing, education (secondary school) and recreation/open space

						<ul style="list-style-type: none"> Improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly east to Barnsbury Primary School and beyond to services in Westfield (overcoming severance by Hoe Stream) and the Hoe Valley Linear Park; and south to Mayford Neighbourhood Centre and to recreation space beyond
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"> support the use of and remediation of previously developed land? support higher density development and/or a mix of uses? encourage the re-use of existing buildings? result in the loss of greenfield land (including gardens)? support the restoration of vacant / contaminated land? 	<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	Site is open land in the Green Belt. Impacts on this objective is predicted to be neutral.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> affect an existing AQMA or lead to its designation? help to improve air quality? support specific actions in designated AQMAs? avoid an increase in congestion which may cause pollution from traffic? ensure people are not exposed to greater levels of noise? ensure people are not exposed to light pollution? 	<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 adjacent to a busy road to the east and a railway line to the west, thus increase vulnerability to noise and air pollution. Detailed design of development can incorporate mitigation measures to reduce exposure over time (e.g. as landscape buffers mature).</p> <p>New recreation space may incorporate floodlighting which could increase light pollution.</p> <p>The site is in close proximity to the existing urban area, including bus routes, cycle routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling. The propose mitigation measures are likely to neutralise the short term negative impacts in the medium to long term.</p>

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						Optimising/mitigating measures: Design of development to incorporate mitigation measures to reduce impacts of noise. Any floodlighting to be sensitively designed to minimise light pollution.
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option: <ul style="list-style-type: none"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The site is not classified as high quality agricultural land. Development of the site has the potential to remediate historic contamination on the site. Historical contaminative uses may have led to soil and groundwater contamination in and around the former nursery buildings that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective. Optimising/mitigating measures: Land contamination assessment to be conducted.
9. Conserve and enhance biodiversity	Would the development of the site / policy option: <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	Targets: maintain and enhance biodiversity. <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	The site is currently designated as Green Belt land, and made up of a series of fields divided by a number of mature trees and hedgerows that may form habitats for particular species of wildlife. The land is within a Tree Preservation Order Area. Development may have negative impacts on the biodiversity of this landscape. Any development will be subject to extensive masterplanning to ensure that the integrity of the landscape gap between Woking and Mayford will be maintained – built development is likely to be located to the north of the site, leaving a wide landscaped verge along Egley Road and retaining open fields to the south (potentially school playing fields). The site has the potential to include landscaping, improved green links, and large areas of open space, which may have benefits to biodiversity (leading to a neutral score in the medium to long term). Although there are no ecological designated nature assets on the site itself, there are a number of SNCIs in close proximity to the site (but separated by Egley Road) and development should have regard to their conservation. Optimising/mitigating measures: Conduct an ecological assessment / tree survey to

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						<p>determine levels of biodiversity and valuable landscape features on site and adjacent to site. Careful design of layout to take into account SNCI, Nature Reserve, and vegetation forming 'Escarpment and Rising Ground of Landscape Importance' on adjacent land, to preserve their integrity. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. The site is approximately 600m away from proposed Mayford SANG.</p> <p>Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with 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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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</p>	--	--	--	<p>There is an Area of High Archaeological Potential to the north of the site, which development of the site is likely to impact on.</p> <p>The site is classed as Green Belt land and features 'Escarpment and Rising Ground of Landscape Importance'. This, and the role that the natural landscape plays in creating a gap between Woking to the north and Mayford to the south, means that without careful design of layout any development could adversely affect the character of the landscape. The site falls on flatter land and lower slopes of the escarpment.</p> <p>Open space and landscaping brought forward as part of the development could help reduce adverse impacts. Impacts could be reduced further with the allocation of adjacent sites on land considered as having stronger landscape character as Green Infrastructure (WGB020f and WGB020g). Potential adverse impacts are reduced further when the physical boundaries of the site are considered, including Egley Road to the east and the railway line to the west.</p> <p>Optimising/mitigating measures: Archaeological investigation to be conducted, and subsequent protection of any identified valuable assets. Landscape assessment to be conducted. Careful design of layout and landscaping to reduce visual impact of development on important landscapes, including Escarpment and Rising Ground of Landscape Importance and designated</p>

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		recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.				nature sites to the east of the site. Retain protected trees and improve landscaping to enhance sense of separation between the two settlements. Improved links to GI network to improve access to natural landscape surrounding site.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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 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>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.</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 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	Would the development of the site / policy option:	Targets: increase use of locally produced	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably

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consumption of resources by using sustainably produced and local products	<ul style="list-style-type: none"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	<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>
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"> support a reduction in the generation of waste? minimise waste in the construction process? 	<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>	-	I	I	<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"> 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? 	<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 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>

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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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 lies within walking distance of Mayford Neighbourhood Centre where some shops are located, and is considered to have good connections into the existing urban area to the north. The Town Centre is within suitable cycling distance, and is well connected via bus routes.</p> <p>Primary schools are within walking distance, and a secondary school will come forward as part of the development, reducing the need to travel for new and existing residents and improving proximity to key services.</p> <p>It is considered that the site is in a sustainable location which would reduce reliance on private car use, and support the use of public transport. A degree of severance is caused by the railway line, Egley Road and Hoe Stream.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and additional bus stops.</p>
<p>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of 	<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 education facility would improve access to and participation in education. It would also provide jobs and therefore encourage diversity and quality of employment in the Borough.</p>

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	<p>infrastructure?</p> <ul style="list-style-type: none"> • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>The development of the site could support the vitality of the nearby Neighbourhood Centre and other services and facilities within easy access of the site, including those rural businesses to the south of the site.</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).				
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Overall Conclusions

Summary of Social Impacts & Issues	<p>The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Positive health impacts due to provision of recreation space as part of the development; Adjacent to land classed as Flood Zone 2 and Flood Zone 3, and at risk of surface water flooding; Site has the ability to bring about future community infrastructure, including a new school and leisure facilities.</p>
Summary of Environmental Impacts & Issues	<p>Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity on site – ecological survey / landscape assessment / tree surveys required. Potential adverse impacts on integrity of surrounding environmentally sensitive areas; Opportunity to improve provision of, and connectivity to surrounding, GI assets; Development would bring about improvements to land of lower landscape quality, but with potential impacts on landscape character relating to separation of settlements and Escarpment and Rising Ground of Landscape Importance; Exposure to noise, air and light pollution; Within Tree preservation order Area; Site is located on a minor and major aquifer – proposed land-use should not have significant impact on water quality, but should be considered; Sustainably located within walking distance of Mayford Neighbourhood Centre and bus routes to Town Centre - supports existing and creation of new sustainable transport options; Impacts on existing transport infrastructure; Potential remediation of land contamination if present on site.</p>
Summary of Economic Impacts & Issues	<p>Improved access to and participation in education via the education facility; Increase in job opportunities provided by the education facility; A residential site increases the supply of land for housing and plays a role in supporting local services.</p>

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Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA
- Improve provision of and connectivity to recreation space (main road and railway act as barriers)
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- 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
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Improve access to key services and facilities by improving connectivity to cycle routes and public footpaths – particularly east to Barnsbury Primary School and beyond to services in Westfield, and south to Mayford Neighbourhood Centre and to recreation space beyond.
- Detailed site layout may require landscaping to buffer against the noise impacts from the road and railway line.
- Design to take into account adjacent flood risk and surface water flood risk and to incorporate measures to reduce any increased risk of flooding of adjacent land caused by development (e.g. Sustainable Drainage Systems)
- Conduct landscape assessment / ecological assessment / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site, taking into account the site is within Tree preservation order Area.
- Careful design of layout to take into account environmentally sensitive sites and vegetation forming 'Escarpment and Rising Ground of Landscape Importance' on adjacent land, to preserve their integrity.
- Retain protected tree belts and improve landscaping to enhance sense of separation between the two settlements.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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.
- Design of development to achieve Code for Sustainable Homes Level 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.
- Conduct a Transport Assessment and create Travel Plan to enhance sustainable transport options.
- Noise Impact Assessment to be conducted, identifying any necessary mitigation measures.
- Air Quality Assessment is recommended.
- Further investigation into potential land contamination.
- Archaeological investigation to be conducted.
- Undertake feasibility study for connection to CHP network
- Any floodlighting to be sensitively designed to mitigate light pollution.
- Consideration of site's location on a minor and major aquifer and potential affect on water quality.

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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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 would contribute to meeting the overall requirement for Traveller accommodation of the Core Strategy.</p> <p>As such the site has potential to assist in providing specialist accommodation to meet an identified need (see the Traveller Accommodation Assessment, 2013).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA, paying particular regard to Gypsy and Traveller needs • Site to provide high quality pitches that meet the construction and design standards set out in the Core Strategy and relevant SPDs
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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</p>	0	0	0	<p>Development will bring about positive impact on health and wellbeing via providing decent homes (pitches).</p> <p>The site is approximately 1.5km away from the nearest Centre (Mayford Neighbourhood Centre) and 3.5km from the Town Centre – outside of reasonable walking distance and a 20-30mins drive.</p> <p>The remoteness of the site from local services and facilities, including doctor surgeries, would not promote the improved health and wellbeing of the population.</p> <p>The site is, however, within walking distance of open space for recreation, including Westfield Common to the north-east.</p> <p>Overall, a neutral score.</p>

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		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.				Optimising/mitigating measures: <ul style="list-style-type: none"> Improve connectivity to Westfield Common to encourage opportunities for recreation
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"> result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? reduce flood risk to the development and to adjacent development? avoid an adverse impact on flood zones 3a and 3b? resolve an existing drainage problem? 	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<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>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"> Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> address issues of deprivation? help improve social inclusion? support safe communities by reducing crime levels? help reduce the fear of crime? ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Working Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total</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"> Design of the scheme to seek to design out crime

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		<p>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>and reduce the fear of crime. For example, designing in natural surveillance</p>
<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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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 within:</p> <ul style="list-style-type: none"> • 2400-2800m to the nearest centre, Mayford Neighbourhood Centre (beyond suitable walking distance) • 21-25mins walk to nearest GP • 20-30mins walk to nearest railway station • 20-30mins drive to Town Centre • Public footpath adjacent to site, and bus route along New Lane adjacent (facilitates accessibility to services and facilities in Woking and Guildford) • 21-25mins walk to nearest schools. <p>The site is outside of the nearest Neighbourhood 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>There is currently poor accessibility to services and facilities but the development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure, including new/improved pedestrian and cycle links (such as the public footpath running to the west of the site).</p> <p>Overall a negative impact in terms of accessibility to all services and facilities.</p>

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						<p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to public footpath running to the north of the site; and to bus routes along New Lane
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"> support the use of and remediation of previously developed land? support higher density development and/or a mix of uses? encourage the re-use of existing buildings? result in the loss of greenfield land (including gardens)? support the restoration of vacant / contaminated land? 	<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>	0	0	0	<p>Site is open land in the Green Belt. Impacts on this objective is predicted to be neutral.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> affect an existing AQMA or lead to its designation? help to improve air quality? support specific actions in designated AQMAs? avoid an increase in congestion which may cause pollution from traffic? ensure people are not exposed to greater levels of noise? ensure people are not exposed to light pollution? 	<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>Impacts are predicted to be neutral.</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"> avoid development on Agricultural Land classed as Grade 1, 2 or 3a? support the remediation of contaminated land? reduce the risk of creating further contamination? 	<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 site consists of a small rough grassy paddock. The site is not classified as high quality agricultural land.</p> <p>Development has the potential to remediate historic contamination on the site. Historical uses (former contractors' use) suggest that contamination is a possibility. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</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"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>-</p>	<p>Further investigation into land contamination required.</p> <p>The site consists of a small rough grassy paddock and wooded area and is considered to hold little biodiversity value. The area is covered by a Tree Preservation Order Area, and mature trees may hold ecological value. Valuable trees should be retained Mitigation and enhancement measures should be introduced where required .</p> <p>Regard should be had to the integrity of the nature conservation interest of the nearby Westfield Common SNCI, within 400m of the site,</p> <p>The site has potential for green links to promote habitat connections and enable movement of flora and fauna to the surrounding Green Belt landscape and SNCI.</p> <p>Optimising/mitigating measures: Conduct ecological assessment / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA for any permanent pitches. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network. Improve accessibility to proposed Mayford SANG.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>The site is located in the Green Belt, in an area of land which is considered to be of major importance to the purposes of the Green Belt – contributing to the containment of the built-up area; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. The Green Belt designation limits further piecemeal encroachment beyond that already resulting from existing scattered clusters / ribbons of development. Mature trees and woodland enclose the site, leaving a small paddock area in the centre..</p> <p>Frog Lane Farmhouse is a Grade II Listed Building located to the west of the wider site – it is, however, separated from the paddock by dense woodland which forms a barrier.</p> <p>Optimising/mitigating measures: Careful design of layout and protection of surrounding vegetation to reduce visual impact of development.</p>

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		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.				Protect/enhance the Grade II Listed Building and its setting.
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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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 limited accessibility to most local facilities, and could result in further emissions from private car use.</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>Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>

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<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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 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>
<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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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%</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>The site lies outside of the urban area – it is beyond reasonable walking distance to Mayford Neighbourhood Centre and the Town Centre, and beyond walking distance of services and facilities such as doctor surgeries and schools.</p> <p>Cycle routes, bus routes and public footpaths do, however, surround the site. Overall this site is not considered to be in a sustainable location which would reduce the need to travel.</p> <p>Optimising/mitigating measures: Provision of improved sustainable transport infrastructure to enhance sustainable transport options.</p>

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		increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and 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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Working 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	As an allocation for residential development, employment issues are largely inapplicable.
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>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and 	<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</p>	0	0	0	As an allocation for residential development, employment issues are largely inapplicable.

SITE/0010/MAYS, SHLAAMSG010: Compound, New Lane, Sutton Green, GU4 7QF 0.21 hectare site for residential accommodation for the Traveller community						
neighbourhood centres	local centres?	(from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).				
Overall Conclusions						
Summary of Social Impacts & Issues	The site could provide housing and associated benefits such as Gypsy and Traveller accommodation, meeting needs as evidenced in the latest SHMA; Limited impact on improving the health and wellbeing of the population – improved pedestrian and cycle links may encourage walking, and improved accessibility to Westfield Common may encourage opportunities for recreation; Allocation of the site for Gypsy and Traveller accommodation could help address social exclusion of Gypsy and Traveller families; There is currently poor accessibility to services and facilities.					
Summary of Environmental Impacts & Issues	Although the site is classed as greenfield land, it has been used previously as a contractors compound – its development could support the restoration of any contaminated land; Limited impacts on biodiversity if valuable trees and vegetation surrounding the site is protected; Site is within a Tree Preservation Order Area – retain and protect valuable trees; Site lies within walking distance of proposed Mayford SANG, reducing impacts on Thames Basin Heaths SPA; Loss of Green Belt land which is considered to be of major importance to three Green Belt purposes – but development within this small site unlikely to give rise to any effects on the overall strategic function of the Green Belt in this area, or impact negatively on the natural landscape of the area if surrounding vegetation is protected; Considered to increase the need to travel – development would need to incorporate improved access to sustainable modes of travel.					
Summary of Economic Impacts & Issues						
Summary of optimising/mitigating measures:						
<ul style="list-style-type: none"> • Site to provide high quality pitches 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, paying particular regard to Gypsy and Traveller needs • Improve connectivity to Westfield Common to encourage opportunities for recreation • Improve connectivity to Westfield Common and proposed Mayford SANG to encourage opportunities for recreation and reduce impacts on Thames Basin Heaths SPA. • 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 • Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. • Contribution towards SANG and SAMM of the SPA for any permanent pitches. • Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network. 						

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- Improve accessibility to proposed Mayford SANG.
- Improve access to key services and facilities by improving connectivity to cycle routes and public footpaths, and to bus services along New Lane.
- Careful design of layout and retention of vegetation on site boundaries to reduce visual impact of development on natural landscape of Woking and adjacent development.
- Design of development to pay regard to Grade II Listed Building and its setting to west of site.
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
- Further investigation into land contamination required, and consultation with Environmental Health and Environment Agency.

SITE/0011/MAYS, SHLAAMSG011: Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH 2.44 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 yield is tbc (SHLAA, 2014), however 73 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? 	<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>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Site is approximately 850m away from Mayford Neighbourhood Centre, and 3km away from the Town Centre – outside of reasonable walking distance.</p> <p>The site is approximately 26-30 minutes walking distance</p>

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2.44 hectare site for residential including Affordable Housing

	<ul style="list-style-type: none"> improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>from the nearest doctors surgery – outside of reasonable walking distance.</p> <p>Prey Heath is readily accessible to the west of the site and provides opportunities for recreation.</p> <p>Overall, a neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Improve connectivity to Prey Heath to encourage opportunities for recreation
<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"> result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? reduce flood risk to the development and to adjacent development? avoid an adverse impact on flood zones 3a and 3b? resolve an existing drainage problem? 	<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>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>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"> Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage Flood Risk Assessment

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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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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 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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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 within:</p> <ul style="list-style-type: none"> • 2000-2400m to the nearest centre, Mayford Neighbourhood Centre (beyond suitable walking distance) • Worplesdon Station is just beyond reasonable walking distance (around 870m away) • 26-30mins walk to nearest GP • 10-20mins walk to nearest railway station • 20-30mins drive to Town Centre • Adjacent to a public footpath facilitating access to Mayford Neighbourhood Centre to north-west, and to wider countryside to south of site.

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						<ul style="list-style-type: none"> • Within 250m of a cycle route along Guildford Road. • Within 250m of bus services and bus stops on Guildford Road. • over 25mins walk to nearest schools. <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>There is currently poor accessibility to services and facilities but the development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure, including new/improved pedestrian and cycle links.</p> <p>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to public footpath running to the west of the site; and to bus routes and cycle routes along Guildford Road.
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>	0	0	0	<p>Site is open land in the Green Belt. Impacts on this objective is predicted to be neutral.</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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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	Development impacts are 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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 existing use of the site is redundant agricultural land. The site is not classified as high quality agricultural land.</p> <p>Development of the site has the potential to remediate historic contamination on the site. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Further investigation into land contamination required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement 	<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	<p>The site is currently designated as Green Belt land, previously used as agricultural land (but now redundant) and not considered to be of significant biodiversity value. However, the field and mature trees may be of ecological value and there will be a degree of loss with the development of the site.</p> <p>Valuable trees should be retained Regard should be had to the integrity of the nature conservation interest of the nearby Smarts and Prey Heaths SSSI (separated from the site by Guildford Road to the west). Mitigation for possible adverse impacts could be incorporated.</p>

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	and/or creation of biodiversity?	provision. Stable bird populations.				<p>The site has potential for green links to promote habitat connections and enable movement of flora and fauna to the surrounding Green Belt landscape and SSSI.</p> <p>Optimising/mitigating measures: Conduct ecological assessment / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network. Improve accessibility to proposed Mayford SANG.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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</p>	-	-	-	<p>The site is classed as Green Belt where the area of land contributes to the containment of the built-up area; and creates a separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. The Green Belt designation limits further piecemeal encroachment beyond that already resulting from existing scattered clusters / ribbons of development.</p> <p>Allocation of this site would not have an impact on heritage assets.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development. Retain valuable trees</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</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>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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 overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the isolated location of the site against the implementation of 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. Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.</p> <p>Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.</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"> • 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? 	<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</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"> • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? 	<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 outside of the urban area – it is beyond reasonable walking distance to Mayford Neighbourhood Centre and the Town Centre, and beyond walking distance of services and facilities such as doctor surgeries and schools.</p>

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<p>existing transport infrastructure</p>	<ul style="list-style-type: none"> • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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>Cycle routes, bus routes and public footpaths are, however, within 250m of the site. Overall this site is not considered to be in a sustainable location which would reduce the need to travel.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and additional bus services.</p>
<p>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

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	<ul style="list-style-type: none"> • improve access to and participation in education? 	<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>	0	0	0	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

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vacancy rates in other urban centres gradually falling (except in Horsell).

Overall Conclusions

Summary of Social Impacts & Issues

The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Limited impact on improving the health and wellbeing of the population – improved pedestrian and cycle links may encourage walking, and improved accessibility to Prey Heath may encourage opportunities for recreation. There is currently poor accessibility to services and facilities but the development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure, including new/improved pedestrian and cycle links, thereby improving access to new and existing residents to services.

Summary of Environmental Impacts & Issues

Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required; Lies within walking distance of proposed Mayford SANG, reducing impacts on Thames Basin Heaths SPA; Loss of Green Belt land which is considered to be of major importance to three Green Belt purposes; Considered to increase the need to travel – development would need to incorporate improved access to sustainable modes of travel.

Summary of Economic Impacts & Issues

A residential site increases the supply of land for housing and plays a role in supporting the local economy and improving the vitality of Mayford Neighbourhood Centre.

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve connectivity to Prey Heath to encourage opportunities for recreation
- Improve connectivity to Prey Heath and proposed Mayford SANG
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- 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
- Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to public footpath running to the west of the site; and to bus routes and cycle routes along Guildford Road
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Improve access to key services and facilities by improving connectivity to cycle routes and public footpaths.
- Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.
- Careful design of layout and landscaping to reduce visual impact of development on natural landscape of Woking and adjacent development.
- 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.
- Conduct a Transport Assessment and Travel Plan to improve sustainable transport infrastructure and reduce need to travel.
- Further investigation into land contamination required, and consultation with Environmental Health and Environment Agency.
- Seek to replicate greenfield run-off situations e.g. through the use of Sustainable Drainage Systems.
- 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.
- Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car

SITE/0012/MAYS, SHLAAMSG012: Land to the south of Mayford Grange, Westfield Road, Woking, GU22 9QR 1.7 hectare site for residential including Affordable Housing and potentially specialist accommodation						
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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>The yield is tbc (SHLAA, 2014), however 51 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>In addition to market housing, the promoter alternatively suggests a care home use. This particular site could support the delivery of extra care accommodation as an extension of the existing Mayford Grange site.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11), paying particular regard to the need for specialist accommodation for older people
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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? 	<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</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>There is scope to provide specialist accommodation as part of the development, facilitating the improved health and wellbeing of older people.</p> <p>Site is approximately 550m away from Mayford</p>

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	<ul style="list-style-type: none"> • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>Neighbourhood Centre – within walking distance. It is adjacent to Mayford Grange with its existing health facilities for elderly residents.</p> <p>However, the site is 10-20mins drive from the Town Centre.</p> <p>Prey Heath is readily accessible to the south-west of the site; Westfield Common and Cricket Ground to the north and east of the site (some of this Common Land makes up the proposed Mayfield SANG); Mayford Meadows to the north-west; and Hoe Stream footpaths and cycle routes to the west – these all provide opportunities for recreation and are within walking distance of the site.</p> <p>Overall, a positive score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve accessibility to pedestrian and cycle links to existing recreation spaces and local centres, including Mayford Neighbourhood Centre, Prey Heath, Mayford Meadows and Westfield Common
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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>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>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"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage

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						<ul style="list-style-type: none"> Flood Risk Assessment
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> address issues of deprivation? help improve social inclusion? support safe communities by reducing crime levels? help reduce the fear of crime? ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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"> Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? 	<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 within:</p> <ul style="list-style-type: none"> 800-1200m to the nearest centre, Mayford Neighbourhood Centre (beyond suitable walking distance) 16-20mins walk to nearest GP 10-20mins walk to nearest railway station 10-20mins drive to Town Centre 6-10mins walking distance to primary schools

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	<ul style="list-style-type: none"> • help support existing community facilities? • help support the provision of religious cultural uses? 	transport over last three years.				<ul style="list-style-type: none"> • adjacent to bus services and bus stops on Westfield Road - encourage accessibility to services and facilities in the Town Centre (20mins bus time). <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>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to bus services on Westfield Road
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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	Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral
7. Minimise air, light and noise pollution	Would the development of the site / policy option:	Targets: improve air quality. <i>Source: Air Quality</i>	0	0	0	Development impacts are predicted to be neutral.

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	<ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>				
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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>Existing data suggests potential contamination present on part of the site. Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Further investigation into land contamination required, and any remediation opportunities identified.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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	<p>The site is currently designated as Green Belt land, previously used as agricultural land (but now redundant). The ecological value of the site is not known</p> <p>Valuable trees should be retained, and there is an opportunity to enhance the biodiversity value on-site through development coming forward.</p> <p>Regard should be had to the integrity of the nature conservation interest of Mayford Meadows SNCI and Local Nature Reserve to the north-west of the site; and Westfield Common SNCI to the north and east. Mitigation for possible adverse impacts could be incorporated.</p> <p>The site has potential for green links to promote habitat connections and enable movement of flora and fauna to the surrounding Green Belt landscape and habitats.</p>

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					<p>The residential development of the site would result in a modest 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. The proposed Mayford SANG is within reasonable walking distance to the east of the site, but access to it would need to be provided.</p> <p>Optimising/mitigating measures: Conduct ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network. Improve accessibility to proposed Mayford SANG.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>-</p> <p>The site is classed as Green Belt land and ensures the containment of the southern edge of the town; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. Designation here limits further piecemeal encroachment of the urban area on the surrounding countryside and natural landscape of Woking.</p> <p>Allocation of this site would not have an impact on heritage assets.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development.</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"> improve the energy efficiency of the building stock? help take advantage of passive solar gain through orientation? help minimise the use of energy through design and occupation? reduce the emission of greenhouse gases? facilitate the generation/use of renewable energy? support decentralised energy generation? support the development of on or off-site CHP and/or link to an existing CHP facility? support the co-ordination of green infrastructure? increase the capacity of the habitat to act as a carbon sink? increase the resilience of the habitat to climate change impacts? support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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 reasonable accessibility to most local facilities, and could result in further emissions from private car use.</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>Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.</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"> 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? 	<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"> • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? 	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase</p>	+	+	+	<p>The site is adjacent to the existing urban area and within reasonable walking distance of Mayford Neighbourhood Centre and local services and facilities. It is, however, a 10-20mins drive into the Town Centre.</p>

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<p>existing transport infrastructure</p>	<ul style="list-style-type: none"> • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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>There is scope to encourage the use of / improve existing sustainable transport options: cycle routes, bus routes along Westfield Road and Egley Road, and public footpaths are within walking distance of the site.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and accessibility to bus services.</p>
<p>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

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	<ul style="list-style-type: none"> • improve access to and participation in education? 	<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>	0	0	0	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

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vacancy rates in other urban centres gradually falling (except in Horsell).

Overall Conclusions

Summary of Social Impacts & Issues

The site could provide housing and associated benefits such as affordable housing and/or extra care accommodation, to meet needs in the area; There is scope to improve the health and wellbeing, and social inclusion of older people by providing specialist accommodation; Proximity to Mayfield Neighbourhood Centre, bus routes along Westfield Road, several open spaces for recreation and to facilities such as primary schools encourages walking and cycling; Development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure, including new/improved pedestrian and cycle links, thereby improving access to new and existing residents to services.

Summary of Environmental Impacts & Issues

Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required; Lies within walking distance of proposed Mayford SANG, reducing impacts on Thames Basin Heaths SPA; Regard to be had of impacts on nearby sites of importance for nature conservation, including Mayfield Meadows SNCI and Local Nature Reserve, and Westfield Common SNCI; Loss of Green Belt land which is considered to be of major importance to three Green Belt purposes; Proximity to Mayfield Neighbourhood Centre and bus routes along Westfield Road/Egley Road is considered to reduce the need to travel by car.

Summary of Economic Impacts & Issues

Minimal impact
The development of specialist accommodation could assist in provision of jobs.

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11), paying particular regard to the need for specialist accommodation for older people
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- Flood Risk Assessment
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to bus services on Westfield Road
-
- Improve accessibility to pedestrian and cycle links to existing recreation spaces and local centres, including Mayford Neighbourhood Centre, Prey Heath, Mayford Meadows and Westfield Common
- Development to provide suitable surface and foul water drainage.
- Incorporate suitable SUDS to reduce surface water flood risk on-site and to that of adjacent development.
- Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to bus services on Westfield Road.
- Further investigation into land contamination required, and any remediation opportunities identified.
- Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.
- Improve accessibility to proposed Mayford SANG.
- Careful design of layout and landscaping to reduce visual impact of development.
- 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

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adapt to the impacts of climate change.

- Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.
- 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.
- Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and accessibility to bus services on Westfield Road and Egley Road.

SITE/0013/MAYS, SHLAAMSG013: Silverly, Pyle Hill, Woking, GU22 0SR 0.45 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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>The yield is tbc (SHLAA, 2014), however 14 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? 	<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	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is approximately 1.5km away from the nearest Centre (Mayford Neighbourhood Centre) and 3.5km from the Town Centre – outside of reasonable walking distance and a 20-30mins drive.</p>

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0.45 hectare site for residential including Affordable Housing

	<ul style="list-style-type: none"> • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>The remoteness of the site from local services and facilities, including doctor surgeries, would not promote the improved health and wellbeing of the population.</p> <p>The site is, however, within walking distance of open space for recreation, including Westfield Common to the north-east.</p> <p>Overall, a neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve connectivity to Westfield Common to encourage opportunities for recreation
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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>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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</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> <p>Optimising/mitigating measures:</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>				<ul style="list-style-type: none"> Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<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"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? help support existing community facilities? help support the provision of religious cultural uses? 	<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 within:</p> <ul style="list-style-type: none"> 2400-2800m to the nearest centre (beyond suitable walking distance) 21-25mins walk to nearest GP 20-30mins walk to nearest railway station 20-30mins drive to Town Centre Public footpath adjacent to site, and bus route along New Lane adjacent. 21-25mins walk to nearest schools. <p>The site is outside of the nearest centre, Mayford Neighbourhood 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>There is currently poor accessibility to services and facilities but the development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure,</p>

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						<p>including new/improved pedestrian and cycle links (such as the public footpath running to the west of the site).</p> <p>The site is around 3.5km from the Town Centre. There is a bus route along New Lane running adjacent to the site, which facilitates accessibility to services and facilities in Woking and Guildford.</p> <p>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to public footpath running to the west of the site; and to bus routes along New Lane
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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	Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which 	<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	0	Development impacts are predicted to be neutral..

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	<ul style="list-style-type: none"> may cause pollution from traffic? ensure people are not exposed to greater levels of noise? ensure people are not exposed to light pollution? 	<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"> avoid development on Agricultural Land classed as Grade 1, 2 or 3a? support the remediation of contaminated land? reduce the risk of creating further contamination? 	<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 existing use of the site is redundant agricultural land. The site is not classified as high quality agricultural land.</p> <p>Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Further investigation into land contamination required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid landtake of identified (including protected) habitats? avoid fragmentation, and increase connectivity, of habitats? avoid recreational impacts on habitats? avoid adverse hydrological impacts on habitats? avoid the impacts of vehicle emissions on habitats? avoid the impact of light on habitats? preserve and protect existing habitats? provide opportunities for enhancement and/or creation of biodiversity? 	<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 site is currently designated as Green Belt land, previously used as agricultural land (but now redundant). The site is overgrown, featuring bracken and dense mature trees at the boundaries - features may be of ecological value and there will be a degree of loss with the development of the site. The southern boundary of the site adjoins a Tree Preservation Order zone.</p> <p>Valuable trees should be retained, and there is an opportunity to enhance the biodiversity value on-site through development coming forward.</p> <p>Regard should be had to the integrity of the nature conservation interest of the nearby Westfield Common SNCI, within 400m of the site. Mitigation for possible adverse impacts could be incorporated .</p> <p>The site has potential for green links to promote habitat connections and enable movement of flora and fauna to the surrounding Green Belt landscape and SNCI.</p> <p>The residential development of the site would result in a modest 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. The proposed</p>

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						<p>Mayford SANG is within reasonable walking distance to the east of the site, but access to it would need to be improved.</p> <p>Optimising/mitigating measures: Conduct ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network. Improve accessibility to proposed Mayford SANG.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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</p>	-	-	-	<p>The site is classed as Green Belt land. It ensures the containment of the built-up area; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. The Green Belt designation limits further piecemeal encroachment beyond that already resulting from existing scattered clusters / ribbons of development.</p> <p>Allocation of this site is not directly in the vicinity of a heritage assets.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</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>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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 overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the isolated location of the site against the implementation of 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>Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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"> • 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? 	<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>The site lies outside of the urban area – it is beyond reasonable walking distance to Mayford Neighbourhood Centre and the Town Centre, and beyond walking distance of services and facilities such as doctor surgeries and schools.</p> <p>Cycle routes, bus routes and public footpaths do, however, surround the site. Overall this site is not considered to be in a sustainable location which would reduce the need to travel.</p> <p>Optimising/mitigating measures:</p>

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	<ul style="list-style-type: none"> • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p><i>Source: Surrey Transport Plan 2011 & 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>Provision of improved sustainable transport infrastructure to enhance sustainable transport options.</p>
<p>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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	0	<p>As an allocation for residential development, employment issues are largely inapplicable.</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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	As an allocation for residential development, employment issues are largely inapplicable.
Overall Conclusions						
Summary of Social	The site could provide housing and associated benefits such as affordable housing, which is needed in the area;					

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Impacts & Issues	Limited impact on improving the health and wellbeing of the population – improved pedestrian and cycle links may encourage walking, and improved accessibility to Westfield Common may encourage opportunities for recreation. There is currently poor accessibility to services and facilities but the development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure, including new/improved pedestrian and cycle links, thereby improving access to new and existing residents to services.
Summary of Environmental Impacts & Issues	Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required; Site is adjacent to a Tree Preservation Order zone to the south – retain and protect valuable trees; Lies within walking distance of proposed Mayford SANG, reducing impacts on Thames Basin Heaths SPA; Loss of Green Belt land which is considered to be of major importance to three Green Belt purposes; Considered to increase the need to travel – development would need to incorporate improved access to sustainable modes of travel.
Summary of Economic Impacts & Issues	Minimal impact
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Improve connectivity to Westfield Common to encourage opportunities for recreation • Improve connectivity to Westfield Common and proposed Mayford SANG to encourage opportunities for recreation and reduce impacts on Thames Basin Heaths SPA. • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to public footpath running to the west of the site; and to bus routes along New Lane • Secure contribution to provision of essential transport infrastructure related to the development of this site. • Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. • Contribution towards SANG and SAMM of the SPA. • Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network. • Careful design of layout and landscaping to reduce visual impact of development on natural landscape of Woking and adjacent development. • 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. • Conduct a Transport Assessment and Travel Plan to improve sustainable transport infrastructure and reduce need to travel. • Further investigation into land contamination required, and consultation with Environmental Health and Environment Agency. • Seek to replicate greenfield run-off situations e.g. through the use of Sustainable Drainage Systems. • 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. 	

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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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The yield is tbc (SHLAA, 2014), however 22 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 walking distance (adjacent to) Mayford Common and to Mayford Neighbourhood Centre, which would encourage health lifestyles through walking and recreation.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve links to recreation spaces and local centres

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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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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>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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased</p>	<p>0</p>	<p>0</p>	<p>0</p>	<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"> • 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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		<p>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>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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 1600-2000m to the nearest centre (beyond suitable walking distance) • 21-25mins walk to nearest GP • 10mins walk to nearest railway station • 10-20mins drive to Town Centre • Within walking distance of Mayford Neighbourhood Centre • Adjacent to Mayford Common for recreation opportunities. • Within 250m of bus services and bus stops on Egley Road. • 11-15mins walk to nearest primary school. <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>There is some accessibility to local shops in Mayford Neighbourhood Centre and to recreation opportunities at Mayford Common (adjacent).</p>

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						<p>Bus routes and stops along Egley Road are within suitable walking distance and give access to the Town Centre. Worplesdon Station is just within reasonable walking distance, with services to the Town Centre.</p> <p>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to bus routes along Egley Road
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? 	<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>	-	0	0	<p>The site is adjacent to the mainline railway line to the west, thus its development potentially increases vulnerability to noise pollution. Detailed design of development can incorporate mitigation measures to reduce exposure over time (e.g. as landscape buffers mature). It is anticipated that the potential negative impacts will be neutralised in the medium to long term as a result of the mitigation that will be introduced.</p> <p>The site is in close proximity to the existing urban area, including bus routes, cycle routes and public footpaths, and has potential to reduce reliance on the private car, and</p>

SITE/0014/MAYS, SHLAAMSG014: Sunhill House, Hook Hill Lane , Woking, GU22 0PS 0.72 hectare site for residential including Affordable Housing						
	<ul style="list-style-type: none"> ensure people are not exposed to light pollution? 	Light pollution is not currently considered to be an issue in the Borough.				<p>therefore associated vehicle emissions by promoting walking and cycling.</p> <p>Optimising/mitigating measures: Design of development to incorporate mitigation measures to reduce impacts of noise from 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"> avoid development on Agricultural Land classed as Grade 1, 2 or 3a? support the remediation of contaminated land? reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination in and around the existing buildings that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Further investigation into land contamination required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid landtake of identified (including protected) habitats? avoid fragmentation, and increase connectivity, of habitats? avoid recreational impacts on habitats? avoid adverse hydrological impacts on habitats? avoid the impacts of vehicle emissions on habitats? avoid the impact of light on habitats? preserve and protect existing habitats? provide opportunities for enhancement and/or creation of biodiversity? 	<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 currently designated as Green Belt land, and is currently operational as residential unit and garden land, featuring mature trees. There are no known ecological designations on the site. .</p> <p>Regard should be had to the integrity of the nature conservation interest of the nearby Mayford Meadows SNCI and LNR, and Smarts Heath SSSI, within 500m of the site. Mitigation for possible adverse impacts could be incorporated (see below).</p> <p>The residential development of the site would result in a modest 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. There are no proposed SANG sites within walking distance of the site, but the proposed Mayford SANG is within cycling distance.</p> <p>Optimising/mitigating measures: Conduct ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI</p>

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						network. Development must ensure that there are not detrimental effects on nearby important sites of biodiversity, including Mayford Meadows SNCI and LNR, and Smarts Heath SSSI.
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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>	--	--	--	<p>The site is classed as Green Belt land and is adjacent to 'Escarpment and Rising Ground of Landscape Importance' on the western boundary. The site falls on flatter land and lower slopes of the escarpment, and adverse impacts could be minimised with good design and landscaping.</p> <p>Development of the site brings about potential adverse impacts in terms of reducing separation between neighbouring urban areas (a key purpose of Green Belt).</p> <p>Sunhill House is a Grade II Listed Building. Residential development on this site may have an adverse impact on the heritage asset and its setting. The impacts can be mitigated through careful design, layout and landscaping.</p> <p>Optimising/mitigating measures: Conduct a landscape assessment Careful design of layout and landscaping and selecting appropriate density of development to reduce visual impact of development on important landscapes, including Escarpment and Rising Ground of Landscape Importance, and the heritage asset and its setting.</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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? 	<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</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	<ul style="list-style-type: none"> • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 & 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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>
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"> • 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? 	<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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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</p>	+	+	+	<p>The site lies within walking distance of Mayford Neighbourhood Centre where some shops are located, and is considered to have good connections into the existing urban area to the north. The Town Centre is within suitable cycling distance, and is well connected via bus routes and by Worplesdon Station (within walking distance). Primary schools are just beyond reasonable walking distance.</p> <p>It is considered that the site is in a sustainable location which would reduce reliance on private car use, and support the use of public transport. There are opportunities to improve sustainable transport infrastructure, pedestrian and cycle links as part of any development of the site.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and additional bus stops.</p>

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0.72 hectare site for residential including Affordable Housing**

		in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and 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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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	As an allocation for residential development, employment issues are largely inapplicable.
17. Provide a range	Would the development of the site / policy	Targets: increase in	0	0	0	As an allocation for residential development, employment

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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>option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>				issues are largely inapplicable.
Overall Conclusions						
Summary of Social Impacts & Issues	The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Encourages healthy lifestyles by locating residential development within walking distance of Mayford Neighbourhood Centre and local open space for recreation.					
Summary of Environmental Impacts & Issues	<p>Loss of Green Belt / greenfield (garden) land;</p> <p>No significant biodiversity impacts on-site, but potential adverse impacts on integrity of surrounding environmentally sensitive areas to be considered;</p> <p>Opportunity to improve connectivity to surrounding GI assets;</p> <p>Development would bring about potential impacts on landscape character relating to separation of settlements and Escarpment and Rising Ground of Landscape Importance;</p> <p>Potential negative impacts on Sunhill House Grade II Listed Building and its setting;</p> <p>Exposure to noise pollution from adjacent mainline railway;</p> <p>Sustainably located within walking distance of Mayford Neighbourhood Centre and bus routes to Town Centre - supports existing and creation of new sustainable transport options;</p> <p>Potential remediation of land contamination if present on site.</p>					
Summary of Economic Impacts & Issues	<p>Mixed-use development would play a role in supporting and enhancing the economy of Mayford Village;</p> <p>Loss of employment/jobs through loss of garden centre and range of local businesses;</p> <p>Mixed-use development of the site could provide alternative employment opportunities.</p>					
Summary of optimising/mitigating measures:						

SITE/0014/MAYS, SHLAAMSG014: Sunhill House, Hook Hill Lane , Woking, GU22 0PS

0.72 hectare site for residential including Affordable Housing

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- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve links to recreation spaces and local centres
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Improve access to key services and facilities by improving pedestrian and cycle links – particularly to bus services on Egley Road.
- Detailed site layout may require landscaping to buffer against the noise impacts from the adjacent railway line.
- Conduct landscape assessment / tree survey to determine valuable landscape features on site and adjacent to site, and any mitigation measures required.
- Careful design of layout to take into account environmentally sensitive sites and vegetation forming 'Escarpment and Rising Ground of Landscape Importance' on adjacent land, to preserve their integrity.
- Careful consideration of density and design of development to reduce impacts on heritage asset and its setting (Sunhill House).
- Retain valuable trees.
- Contribution towards SANG and SAMM of the SPA.
- Retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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.
- Conduct a Transport Assessment and create Travel Plan to enhance sustainable transport options.
- Noise Impact Assessment to be conducted, identifying any necessary mitigation measures.
- Further investigation into land contamination 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 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/0016/MAYS, SHLAAMSG016: Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN 7.55 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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>It is anticipated that the site would yield 171 dwellings (SHLAA, 2014).</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 walking distance of nearby green spaces such as Smarts Heath and Prey Heath, and there are several public footpaths within walking distance, encouraging healthy lifestyles.</p> <p>Close proximity to local shops in Mayford Neighbourhood Centre also encourages walking.</p>

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7.55 hectare site for residential including Affordable Housing and open space

	<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>Enhancement of pedestrian and cycle links and sustainable transport modes to Neighbourhood, Local and Town Centres would encourage sustainable travel.</p> <p>1.86ha of land could come forward for green infrastructure, providing opportunities for leisure and recreation (in addition to any open space coming forward as part of proposals on nearby land – see Parcel 20 sites in the Green Belt boundary review), having a positive cumulative effect on improving accessibility to open space for recreation.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve pedestrian and cycle links to recreation spaces and local centres • Provision of open space and green infrastructure – with links to surrounding GI network
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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>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>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. Environment Agency has identified a 30% risk from surface water flooding. 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</p>

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						<p>areas at risk of surface water flooding.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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>Additional 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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. 	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy</i></p>	-	-	-	<p>The site is within:</p> <ul style="list-style-type: none"> • 2000-2400m to the nearest centre (beyond suitable

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7.55 hectare site for residential including Affordable Housing and open space

	<p>education, health, leisure and recreation)?</p> <ul style="list-style-type: none"> • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<p>CS18</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> walking distance) • 25-30mins walk to nearest GP • 20-30mins walk to nearest railway station • 10-20mins drive to Town Centre • Within 250m of cycle route and public footpath along canal • Within 250m of bus services and bus stops on Egley Road • 15-20mins walk to primary school (and of proposed secondary school). <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 of the site brings with it an opportunity to provide essential transport infrastructure, including pedestrian links, cycle links (e.g. to Worplesdon Station) and improvements to bus services.</p> <p>Bus routes and stops along Egley Road (within walking distance) encourage accessibility to services and facilities in the Town Centre (20mins bus time). The site is also within cycling distance of Worplesdon Station (but 20 minutes walking distance).</p> <p>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks
<p>Environmental objectives: protecting and enhancing our natural, built and historic environment</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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing 	<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>0</p>	<p>0</p>	<p>0</p>	<p>Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>

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	<p>buildings?</p> <ul style="list-style-type: none"> • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 adjacent to a railway line to the south east, thus increase vulnerability of sensitive residential development to noise pollution. Detailed design of development can incorporate mitigation measures to reduce exposure over time (e.g. as landscape buffers mature). The short term negative impacts are likely to be neutralised in the short to medium term because the mitigation measure being proposed</p> <p>The site abuts the existing urban area, including bus routes, cycle routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking, cycling and use of sustainable transport modes.</p> <p>Optimising/mitigating measures: Design of development to incorporate mitigation measures to reduce impacts of noise.</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Further investigation into land contamination required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? 	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey)</i></p>	-	-	0	<p>The site is currently designated as Green Belt land, currently in agricultural use and not considered to be of significant biodiversity value. There are mature trees at the site boundaries that may form habitats for particular species of</p>

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	<ul style="list-style-type: none"> • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>wildlife – the site is within a Tree Preservation Order Area. Any development coming forward can retain landscape features of biodiversity value.</p> <p>The land is also allocated for residential and green infrastructure, which may enhance biodiversity.</p> <p>Development of the site is unlikely to cause an impact on Smarts Heath and Prey Heath, ecological assessments should therefore also consider impacts on nearby environmentally sensitive areas.</p> <p>As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. The site is within 600m of the proposed SANG at Mayford.</p> <p>Optimising/mitigating measures: Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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</p>	<p>-</p>	<p>-</p>	<p>-</p> <p>The site is classed as Green Belt land and features 'Escarpment and Rising Ground of Landscape Importance' – the rising ground of the escarpment begins in the north west of the site. It makes a positive contribution to the southern setting and containment of the town, and its development would cause negative impacts in this respect.</p> <p>The majority of the site is relatively flat and is discrete in landscape terms. Open space and landscaping brought forward as part of the development could help reduce adverse impacts.</p> <p>There is a Grade II Listed Building (Sunhill House) to the south east of the site. However this is separated by dense woodland and rail line, and development of this site is unlikely to have a significant impact on this heritage asset.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual</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>impact of development on important landscapes and heritage assets, including Escarpment and Rising Ground of Landscape Importance and Listed Buildings.</p> <p>Retain protected trees and improve landscaping to enhance sense of separation between the two settlements.</p> <p>Improved links to GI network to improve access to natural landscape surrounding 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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 consumption of resources by using</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for 	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</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> <p>The climate change SPD encourages developers to use</p>

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sustainably produced and local products	<p>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"> • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>				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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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	<p>Would the development of the site / policy option:</p>	<p>Targets: decrease travel by car; decrease need to</p>	+	+	+	<p>The site lies within walking distance of Mayford Neighbourhood Centre where some shops are located. The</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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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>urban area to the north of the site is predominantly residential, with few key services. However, the site is within walking distance of Egley Road and its bus route into the Town Centre. There are two bridges over the railway line to the south west of the site, which facilitate access to the main Egley Road and key services beyond.</p> <p>It is considered that the site is in a sustainable location which would reduce reliance on private car use, and support the use of public transport.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of new/improved sustainable transport infrastructure, including pedestrian and cycle facilities, and additional bus stops.</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential and open space development, employment issues are largely inapplicable.</p>
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	<ul style="list-style-type: none"> • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<p>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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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</p>	0	0	0	<p>As an allocation for residential and open space development, employment issues are largely inapplicable.</p>

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to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).

Overall Conclusions

Summary of Social Impacts & Issues

The site could provide a mix of housing types, including Traveller accommodation and affordable housing, which is needed in the area; 30% surface water flood risk.

Summary of Environmental Impacts & Issues

Loss of Green Belt and greenfield land;
Potential adverse impacts on integrity of important landscapes including the escarpment, separation of settlements and protected trees;
Impact on heritage asset and setting – Grade II Listed Building to south east of site;
Opportunity to improve provision of, and connectivity to surrounding, GI assets and enhance biodiversity;
Vulnerability to noise pollution from railway line;
Sustainably located within walking distance of Mayford Neighbourhood Centre and bus routes to Town Centre - supports existing and creation of new sustainable transport options;
Impacts on existing transport infrastructure;
Opportunity to achieve Level 5 of Code for Sustainable Homes.

Summary of Economic Impacts & Issues

A residential site increases the supply of land for housing and plays a role in supporting local services.

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve pedestrian and cycle links to recreation spaces and local centres
- Provision of open space and green infrastructure – with links to surrounding GI network
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- 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
- Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks

- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Design of development to take account of surface water flood risk and incorporate mitigation measures such as SUDS.
- Improve access to key services and facilities by improving pedestrian and cycle links.
- Detailed site layout may require landscaping to buffer against the noise impacts from the railway line.
- Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.
- Careful design of layout to take into account vegetation forming 'Escarpment and Rising Ground of Landscape Importance', to preserve integrity.
- Design of development to pay regard to heritage asset and setting - Grade II Listed Building to south east of site (other side of railway line).
- Retain protected trees/tree belts and retain/enhance landscaping to reduce visual impact.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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.
- Conduct a Transport Assessment and create Travel Plan to enhance sustainable transport options.

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- Noise Impact Assessment to be conducted, identifying any necessary mitigation measures.
- Land contamination assessment to be conducted.

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10.21 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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 210 dwellings (SHLAA, 2014).</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>There are a lack of accessible health facilities in the surrounding area.</p> <p>The site is within walking distance of nearby green spaces such as Smarts Heath and Prey Heath, and there are several public footpaths within and surrounding the site, encouraging</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>healthy lifestyles by walking. However, there is a lack of formal recreation space within the surrounding area.</p> <p>Approx. 4ha of land could come forward for green infrastructure, providing opportunities for recreation (in addition to any open space coming forward as part of proposals on nearby land – see Parcel 20 sites in the Green Belt boundary review), having a positive cumulative effect on improving accessibility to open space for recreation.</p> <p>Although the allocation includes existing recreational uses to the south-east of the site, these would be retained and not redeveloped.</p> <p>Local shops in Mayford Neighbourhood Centre are also just within walking distance (10mins).</p> <p>Enhancement of pedestrian and cycle links and sustainable transport modes to Neighbourhood, Local and Town Centres, and to new or improved green infrastructure, would improve performance of this site against this objective.</p> <p>Overall, a positive impact is anticipated..</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve pedestrian and cycle links to recreation spaces and local centres • Provision of open space and green infrastructure – with links to surrounding GI network • Retention of existing recreational uses
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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>There is also a drainage channel/ditch running through the site.</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>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</p>

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					<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. Environment Agency has identified a 10% surface water flood risk. 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"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment • Design of development to take into account drainage channel
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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</p>	<p>0</p>	<p>0</p>	<p>0</p> <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>Additional open space associated with the residential development is noted, some of which would be retention of existing open space. 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"> • 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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		<p>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>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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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 within:</p> <ul style="list-style-type: none"> • 2400-2800m to the nearest centre (beyond suitable walking distance) • 25-30mins walk to nearest GP • 20-25mins walk to nearest railway station • 10-20mins drive to Town Centre • Within 250m of public footpaths • Just within walking distance of bus services and bus stops on Egley Road • 20mins walk to primary school (and of proposed secondary school). <p>The site is outside of the nearest centre (Mayford Neighbourhood 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>There is currently poor accessibility to services and facilities (e.g. health facilities, schools, jobs), but the development of this site brings with it an opportunity to provide essential transport infrastructure, including new/improved pedestrian links, cycle links (e.g. to Worplesdon Station) and improvements to bus services.</p> <p>The site is within cycling distance of Worplesdon Station (but 20 minutes walking distance).</p> <p>The Common Land, Village Hall and recreational facilities to the east of the site would be retained, and not redeveloped.</p>

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						Overall a negative impact in terms of accessibility to all services and facilities. Optimising/mitigating measures: <ul style="list-style-type: none"> Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously developed land and existing buildings	Would the development of the site / policy option: <ul style="list-style-type: none"> support the use of and remediation of previously developed land? support higher density development and/or a mix of uses? encourage the re-use of existing buildings? result in the loss of greenfield land (including gardens)? support the restoration of vacant / contaminated land? 	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <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. Trends: since 2010, the target is being met and exceeded.	0	0	0	Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.
7. Minimise air, light and noise pollution	Would the development of the site / policy option: <ul style="list-style-type: none"> affect an existing AQMA or lead to its designation? help to improve air quality? support specific actions in designated AQMAs? avoid an increase in congestion which may cause pollution from traffic? ensure people are not exposed to greater levels of noise? ensure people are not exposed to light pollution? 	Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i> Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Development impacts are predicted to be neutral.
8. Reduce land contamination and safeguard	Would the development of the site / policy option: <ul style="list-style-type: none"> avoid development on Agricultural Land 	Targets: reduce land contamination and avoid development on Grade 1,	+	+	+	The site is not classified as high quality agricultural land. Development will lead to the remediation of existing

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agricultural soil quality	<p>classed as Grade 1, 2 or 3a?</p> <ul style="list-style-type: none"> • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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>				<p>contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Further investigation into land contamination required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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	<p>The site is currently designated as Green Belt land, previously used as pasture land (but now overgrown). The ecological value is unknown. The site lies within a Tree Preservation Order Area.</p> <p>The land is also allocated for green infrastructure, which may enhance biodiversity.</p> <p>Development of the site may have an impact on nearby Smarts Heath, and there may be cumulative effects if other sites within Parcel 20 of the Green Belt boundary review are developed. Landscape assessments should therefore also consider impacts on nearby environmentally sensitive areas.</p> <p>The site boundary includes Common Land along the eastern boundary – this area would not be redeveloped.</p> <p>As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. The site is within 1.3km of the proposed SANG at Mayford.</p> <p>Optimising/mitigating measures: Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Landscape assessment to consider impacts on nearby environmentally sensitive areas such as Smarts Heath and Common Land to the east. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.</p>
10. Conserve and	Would the development of the site / policy	Targets: preserve and	--	--	--	The site is classed as Green Belt land and features

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<p>enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>option:</p> <ul style="list-style-type: none"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<p>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>'Escarpment and Rising Ground of Landscape Importance' – the rising ground of the escarpment begins in the north of the site. It makes a positive contribution to the southern setting and containment of the town, and its development would cause negative impacts in this respect. However, the majority of the site is relatively flat and is discrete in landscape terms</p> <p>Open space and landscaping brought forward as part of the development could help reduce adverse impacts.</p> <p>Common Land running along the eastern boundary, Mayford Village Hall and existing recreational facilities would be retained and not redeveloped.</p> <p>There is also potential for impacts on the adjacent Fishers Hill Hook Heath Conservation Area to the north of the site. The site also surrounds the grounds of a Grade II Listed Building (Little Gorsewood).</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development on important landscapes and heritage assets, including Escarpment and Rising Ground of Landscape Importance, and Fishers Hill Hook Heath Conservation Area, and a Grade II Listed Building. Retain protected trees/tree belts and improve landscaping to enhance sense of separation between the two settlements. Improved links to GI network to improve access to natural landscape surrounding 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy 	<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</p>	<p>-</p>	<p>-</p>	<p>-</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>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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>

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	<p>generation?</p> <ul style="list-style-type: none"> • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>The overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the isolated location of the site against the implementation of 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>Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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? 	<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.</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>The Environment Agency has confirmed that the site is on a major aquifer. However, the proposed land-use should not have a significant impact on water quality.</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure.</p> <p>Consultation with Environment Agency to confirm presence of aquifers, and impacts on water quality.</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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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</p>	+	+	+	<p>The site lies just within walking distance of Mayford Neighbourhood Centre where some shops are located, but there is limited access to key services. The urban area to the north of the site is predominantly residential, with few key services. Development of the site can support the improved provision for cycling, walking and public transport. Public rights of way within and surrounding the site can be improved.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of new/improved sustainable transport infrastructure, including pedestrian and cycle facilities, and additional bus stops.</p>

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		<p>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>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for residential and open space development, employment issues are largely inapplicable.</p>

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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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	As an allocation for residential and open space development, employment issues are largely inapplicable.
Overall Conclusions						
Summary of Social Impacts & Issues	The site could provide a mix of housing types, including Traveller accommodation and affordable housing, which is needed in the area; 10% surface water flood risk and drainage channels/ditches present.					
Summary of Environmental Impacts & Issues	<p>Loss of Green Belt and greenfield land;</p> <p>Potential impacts on integrity of important landscapes including the escarpment, separation of settlements and protected trees/tree belts;</p> <p>Potential impacts on integrity of heritage assets and their setting – Fishers Hill Hook Heath Conservation Area to north of site, and Grade II Listed Building to south of site;</p> <p>Potential impacts on nearby environmentally sensitive areas such as Smarts Heath;</p> <p>Opportunity to improve provision of, and connectivity to surrounding, GI assets and enhance biodiversity;</p> <p>Potentially increases the need to travel due to limited services in the surrounding area;</p> <p>Impacts on existing transport infrastructure;</p>					

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Opportunity to achieve Level 5 of Code for Sustainable Homes;
Site is located on a major aquifer – proposed land-use should not have a significant impact on water quality, but to be considered when assessing the site.

Summary of Economic Impacts & Issues

A residential site increases the supply of land for housing and plays a role in supporting local services.

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve provision of and connectivity to recreation space
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- Flood Risk Assessment
- Design of development to take into account drainage channel
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Improve access to key services and facilities by improving pedestrian and cycle links.
- Design of development to pay regard to 10% surface water flood risk and drainage channel running through site.
- Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.
- Careful design of layout to take into account vegetation forming 'Escarpment and Rising Ground of Landscape Importance', to preserve integrity.
- Careful design of layout to take into account heritage assets and setting – Fishers Hill Hook Heath Conservation Area, and Grade II Listed Building to south of site.
- Retain protected trees/tree belts and retain/enhance landscaping to reduce visual impact.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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.
- Conduct a Transport Assessment and create Travel Plan to enhance sustainable transport options – particularly bus services and/or improved connectivity to nearby bus routes.
- Land contamination assessment to be conducted.
- Consultation with Environment Agency to confirm presence of aquifers, and impacts on water quality.

SITE/0018/MAYS, SHLAAMSG018: Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 OSD						
7.55 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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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>The yield is tbc (SHLAA, 2014), however 128 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? 	<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 walking of Mayford Neighbourhood Centre, which would encourage health lifestyles through walking.</p> <p>However, the site is 10-20mins drive from the Town Centre (although it is considered to be within cycling distance).</p>

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	<ul style="list-style-type: none"> improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>There are a number of open spaces within walking distance of the site which would provide recreational opportunities: Prey Heath is readily accessible to the south-west of the site (linked via a public footpath to the south of the site); Mayford Common to the north-west; and Mayford Meadows to the north.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Improve accessibility to pedestrian and cycle links to existing recreation spaces and local centres, including Mayfield Neighbourhood Centre, Prey Heath, and Mayford Meadows
<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"> result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? reduce flood risk to the development and to adjacent development? avoid an adverse impact on flood zones 3a and 3b? resolve an existing drainage problem? 	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>Although the majority of the site is within Flood Zone 1, around a quarter of the site to the west is within Flood Zone 3 and is in close proximity to the Hoe Stream river network.</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>A site-specific Flood Risk Assessment is required for all proposals for new development (including minor development and change of use) in Flood Zone 3 (NPPF, para. 103).</p> <p>Core Strategy Policy CS9 Flooding and water management does not encourage development in Flood Zone 3, due to the risk to persons and property, except in exceptional circumstances. Applications or allocations within Flood Zone 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>All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not</p>

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						<p>feasible, the Council will require evidence illustrating this (Policy CS9).</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>Development of open space at those areas of the site at higher risk would be expected, as these are low vulnerability uses.</p> <p>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<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"> • 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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		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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 800-1200m access by foot to nearest centre, Mayford Neighbourhood Centre (beyond suitable walking distance) • 21-25mins walk to nearest GP • 0-10mins walk to nearest railway station • 10-20mins drive to Town Centre • 11-15mins walking distance to primary schools • Adjacent to bus services and bus stops on Westfield Road and Egley Road. <p>The site is outside of the nearest centre and is just 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>Bus routes and stops along Westfield Road and Egley Road encourage accessibility to services and facilities in the Town Centre (20mins bus time). The site is within walking distance of Worplesdon Station.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to bus services on Westfield Road and Egley Road • Protect/enhance public footpath to open spaces such as Prey Heath for recreation
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously	Would the development of the site / policy option:	Targets: 70% of new residential development to	0	0	0	Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be

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developed land and existing buildings	<ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>				neutral.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 close proximity to the existing urban area, including bus routes, cycle routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling.</p> <p>Optimising/mitigating measures: Design of development to incorporate mitigation measures to reduce impacts of noise.</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination in and around the existing buildings that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Further investigation into land contamination required.</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"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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 designated as Green Belt land, and is fallow garden land with some mature trees. The ecological value is unknown however mature trees within the site and at the boundaries that may form habitats for particular species of wildlife. Any development coming forward can retain landscape features of biodiversity value. Part of the site would need to be retained for green infrastructure to reduce flood risk, which may enhance biodiversity.</p> <p>Development of the site is unlikely to cause an impact on Smarts Heath and Prey Heath SSSI and Mayford Meadows SNCI and Local Nature Reserve. However ecological assessments should consider impacts on nearby environmentally sensitive areas.</p> <p>As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. The site is within 600m (reasonable walking distance) of the proposed SANG at Mayford.</p> <p>Optimising/mitigating measures: Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network. Improve accessibility to proposed Mayford SANG.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? 	<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>--</p>	<p>--</p>	<p>--</p>	<p>The site is classed as Green Belt land and is within an area of land which is considered to be of major importance to the purposes of the Green Belt – contributing to the containment of the southern edge of the town; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. Designation here limits further piecemeal encroachment of the urban area on the surrounding countryside and natural landscape of Woking.</p> <p>There is a Grade II Listed Building adjacent to the site to the north, and an Area of High Archaeological Potential at the centre of the site.</p>

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	<ul style="list-style-type: none"> • improve access to the natural and historic environment and cultural assets? 	<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>Optimising/mitigating measures: Archaeological investigation to be conducted, and subsequent protection of any identified valuable assets. Careful design of layout and landscaping to reduce visual impact of development on important landscapes. Improved links to GI network to improve access to natural landscape surrounding 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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>Any 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. Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.
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"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	<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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> support a reduction in the generation of waste? 	<p>Targets: decrease amount of waste produced per capita; increase percentage of</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</p>

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management of waste	<ul style="list-style-type: none"> minimise waste in the construction process? 	<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>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"> 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? 	<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.</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"> 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? 	<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 & Core Strategy Policy CS18.</i></p>	+	+	+	<p>The site is adjacent to the existing urban area and within reasonable walking distance of Mayford Neighbourhood Centre and local services and facilities. It is, however, a 10-20mins drive into the Town Centre.</p> <p>There is scope to encourage the use of / improve existing sustainable transport options: cycle routes, bus routes along Westfield Road and Egley Road, and public footpaths are within walking distance of the site.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved</p>

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	<ul style="list-style-type: none"> • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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>sustainable transport infrastructure, including pedestrian and cycle facilities, and accessibility to bus services.</p>
<p>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>	0	0	0	<p>As an allocation for residential development, employment issues are largely inapplicable.</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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	As an allocation for residential development, employment issues are largely inapplicable.
Overall Conclusions						
Summary of Social Impacts & Issues	<p>The site could provide housing and associated benefits such as affordable housing to meet needs in the area; Proximity to Mayfield Neighbourhood Centre and several open spaces for recreation encourages walking and cycling; Potential to increase vulnerability to flooding as part of the site lies within Flood Zone 3; Development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure, including new/improved pedestrian and cycle links,</p>					

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	thereby improving access for new and existing residents to services.
Summary of Environmental Impacts & Issues	<p>Loss of Green Belt and greenfield land resulting in potential negative impacts on biodiversity – further investigation to assess ecological and value of landscape features required;</p> <p>Lies within walking distance of proposed Mayford SANG, reducing impacts on Thames Basin Heaths SPA;</p> <p>Regard to be had of impacts on nearby sites of importance for nature conservation, including Mayfield Meadows SNCI and Local Nature Reserve, and Prey Heath SSSI;</p> <p>Loss of Green Belt land which is considered to be of major importance to three Green Belt purposes;</p> <p>Potential exposure of noise-sensitive development to noise pollution from busy A320 road adjacent to site;</p> <p>Any development must protect/enhance heritage assets and their setting within and adjacent to site, including Grade II Listed Building and Area of High Archaeological Potential;</p> <p>Proximity to Mayfield Neighbourhood Centre and bus routes along Westfield Road/Egley Road, and to Worplesdon Railway Station, is considered to reduce the need to travel by car.</p>
Summary of Economic Impacts & Issues	A residential site increases the supply of land for housing and plays a role in supporting the local economy and improving the vitality of Mayford Neighbourhood Centre.

- Summary of optimising/mitigating measures:
- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
 - Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
 - Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
 - Improve accessibility to pedestrian and cycle links to existing recreation spaces and local centres, including Mayfield Neighbourhood Centre, Prey Heath, Mayford Meadows and proposed Mayford SANG
 - Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
 - 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
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 - Design of the development would have to provide suitable wastewater and sewerage infrastructure
 - Mitigation measures to ensure watercourse does not become contaminated
 - Incorporate suitable SUDS to reduce surface water flood risk on-site and to that of adjacent development.
 - Flood Risk Assessment required given pluvial flood risk and presence of Flood Zone 3 on part of site.
 - Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to bus services on Westfield Road/Egley Road.
 - Further investigation into land contamination required, and any remediation opportunities identified.
 - Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.
 - Contribution towards SANG and SAMM of the SPA.
 - Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.
 - Careful design of layout and landscaping to reduce visual impact of development.
 - Careful design of layout and landscaping to reduce adverse impacts on Grade II Listed Building and its setting (adjacent to site).
 - Archaeological investigation to be conducted, and subsequent protection of any identified valuable assets.
 - 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.
 - Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.
 - Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.

SITE/0018/MAYS, SHLAAMSG018: Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 0SD

7.55 hectare site for residential including Affordable Housing

- Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and accessibility to bus services on Westfield Road and Egley Road.
- Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to bus services on Westfield Road and Egley Road
- Protect/enhance public footpath to open spaces such as Prey Heath for recreation
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SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP

4 hectare site for residential accommodation for Traveller community

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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 would contribute to meeting the overall requirement for Traveller accommodation of the Core Strategy.</p> <p>As such the site has potential to assist in providing specialist accommodation to meet an identified need (see the Traveller Accommodation Assessment, 2013).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA, paying particular regard to Gypsy and Traveller needs • Site to provide high quality pitches that meet the construction and design standards set out in the Core Strategy and relevant SPDs
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 (pitches).</p> <p>The site is adjacent to Smart's Heath and surrounded by countryside which may provide the opportunity for information recreation.</p> <p>However, there is a lack of formal recreation space within walking distance of the site.</p>

SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP

4 hectare site for residential accommodation for Traveller community

	<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>Local shops in Mayford Neighbourhood Centre are within walking distance (10mins).</p> <p>Bus routes and bus stops on Egley Road are also within walking distance.</p> <p>There is a risk of harm from flood risk in the southern part of the site, which could be mitigated by careful positioning of any additional towards outside of these areas of the site. The area to the south could as a result become recreational land.</p> <p>Overall, a positive score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve pedestrian and cycle links to informal and formal recreation spaces and local centres • Locate additional towards outside of high flood risk areas
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 in Flood Zone 1, and this is where new development is recommended and should be directed. Southern parts of the site are in Flood Zone 2, and a very small southerly part of the site lies in Flood Zone 3, where development would be at risk of flooding or would exacerbate the risk of flooding. Caravans have a higher vulnerability to flooding than other built structures. The site is also located near to a main river.</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).</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 Zones 2 and 3 (NPPF, para. 103).</p> <p>Core Strategy Policy CS9 Flooding and water management does not encourage development in Flood Zone 3, due to the risk to persons and property, except in exceptional circumstances.</p> <p>Careful site layout design could contain development on area</p>

SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP
4 hectare site for residential accommodation for Traveller community

						<p>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. The Environment Agency has also identified that the site is vulnerable to surface water flood risk. 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>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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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) • Locate development only on land within Flood Zone 1 • Incorporate an 8m buffer zone between top of riverbank and any development
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &</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>

SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP
4 hectare site for residential accommodation for Traveller community

	<ul style="list-style-type: none"> • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 2400-2800m to the nearest centre (beyond suitable walking distance) • 36-40 mins to the nearest GP • 36-40 mins to nearest secondary school • 20-30 mins to Woking Town Centre <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>The site is remote from most local community but the development site brings with it an opportunity to provide essential transport infrastructure, including new/improved pedestrian links to bus routes on Egley Road.</p>

SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP
4 hectare site for residential accommodation for Traveller community

						<p>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 south east corner of the site is adjacent to the mainline railway into Woking. There is potential exposure to noise,. Mitigation measures can be implemented to protect residential amenity. The short term negative impacts are likely to be neutralised in the short to medium term because the mitigation measure being proposed.</p> <p>Optimising/mitigating measures: Noise Impact Assessment required, setting out mitigation measures e.g. landscaping to buffer against impact. Detailed site layout to pay regard to railway – focus development to the north of the site.</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>The site is not classified as high quality agricultural land.</p>

SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP 4 hectare site for residential accommodation for Traveller community						
safeguard agricultural soil quality	<ul style="list-style-type: none"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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>Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Further investigation into land contamination required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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	<p>The site is currently designated as Green Belt land, and is a mixture of greenfield and part Traveller accommodation. The biodiversity value is unknown however mature trees are present at the boundary of the site, which could be retained with any development coming forward.</p> <p>Adjacent to the western boundary of the site are Smarts Heath SSSI, and Kemishford Bridge to Railway SNCI. Development must ensure that there are no detrimental effects on these important sites for biodiversity. Mitigation for possible impacts could be incorporated. Landscape assessments should consider impacts on nearby environmentally sensitive areas, and the detailed site layout should take measures to preserve and protect existing habitats. The site is within a Biodiversity Opportunity Area, and opportunities to enhance biodiversity and habitat creation in the area should be considered.</p> <p>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: Conduct landscape assessment / ecological survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Landscape assessment to consider impacts on nearby environmentally sensitive areas such as Smarts Heath SSSI and SNCI, and opportunities to enhance biodiversity. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.</p>

SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP

4 hectare site for residential accommodation for Traveller community

<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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>--</p>	<p>--</p>	<p>--</p>	<p>Although already in use as Traveller accommodation, the addition of up to 12 pitches may have an affect on important landscape classed as Green Belt.</p> <p>There is a locally listed building at the north east corner of the site.</p> <p>Mitigation measures, such as retaining and planting landscape buffers, can avoid adverse impacts on important landscapes and heritage assets.</p> <p>Optimising/mitigating measures: Detailed site layout and landscaping to reduce visual impact of development on important landscapes and heritage assets, including surrounding Green Belt land and locally listed buildings. Improved links to GI network to improve access to natural landscape surrounding 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? 	<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>-</p>	<p>-</p>	<p>-</p>	<p>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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 overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the isolated location of the site.</p>

SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP
4 hectare site for residential accommodation for Traveller community

	<ul style="list-style-type: none"> • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 & CS22.</i></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>Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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. 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</p>

SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP
4 hectare site for residential accommodation for Traveller community

		decrease in waste going to landfill.				waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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? 	<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>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>It is also within a High Risk Ground Water area, and on a minor and major aquifer. However, the proposed land-use should not have a significant impact on water quality.</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>Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality.</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"> • 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, 	<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 & Core Strategy Policy CS18.</i></p> <p>Trends: proportion of</p>	+	+	+	<p>The site lies just within walking distance of Mayford Neighbourhood Centre where some shops are located.</p> <p>Optimising/mitigating measures: Consider opportunities for provision of new/improved sustainable transport infrastructure, including pedestrian and cycle links.</p>

**SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP
4 hectare site for residential accommodation for Traveller community**

	<p>district or local centre?</p> <ul style="list-style-type: none"> • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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>				
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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>	0	0	0	<p>No direct relevance</p>

SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP
4 hectare site for residential accommodation for Traveller community

		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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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
Overall Conclusions						
Summary of Social Impacts & Issues	The site could provide Traveller accommodation to meet local need.					
Summary of Environmental Impacts & Issues	Loss of Green Belt and greenfield land; Parts of site in Food Zone 2 and 3, and vulnerable to surface water flooding; Proximity to a main river – include buffer zone between bank and development to preserve water quality; Site located within a High Risk Ground Water area and on a minor and major aquifer;					

SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP**4 hectare site for residential accommodation for Traveller community**

	<p>Potential impacts on integrity of important landscapes – the Green Belt; Potential impacts on integrity of heritage assets and their setting – locally listed building to north east of site; Potential impacts on nearby environmentally sensitive areas such as Smarts Heath SSSI and Kemishford Bridge to Railway SNCI; Opportunity to improve provision of, and connectivity to surrounding, GI assets and enhance biodiversity; Potentially increases the need to travel due to limited services in the surrounding area.</p>
Summary of Economic Impacts & Issues	No direct relevance
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none">• Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA, paying particular regard to Gypsy and Traveller needs• Site to provide high quality pitches that meet the construction and design standards set out in the Core Strategy and relevant SPDs• Improve pedestrian and cycle links to informal and formal recreation spaces and local centres• 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)• Locate additional towards outside of high flood risk areas - locate development only on land within Flood Zone 1• Incorporate an 8m buffer zone between top of riverbank and any development• Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance• Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks <ul style="list-style-type: none">• Improve access to key services and facilities by improving pedestrian and cycle links, and links to bus routes on Egley Road.• Conduct landscape assessment to determine levels of biodiversity and valuable landscape features on site and impacts on environmentally sensitive areas to west of site.• Conduct Noise Impact Assessment.• Further investigation into contamination of land required.• Detailed site layout to take into account: flood risk, heritage asset and its setting; opportunities to enhance biodiversity through retention/creation of green infrastructure e.g. creation of links with surrounding GI network; incorporation of SuDS;• Retain valuable trees and retain/enhance landscaping to reduce visual impact.• Retain suitable buffer zone (minimum of 8m) alongside Hoe Stream.• Contribution towards SANG and SAMM of the SPA.• Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.• Mitigation measures to ensure watercourse does not become contaminated• Design of the development would have to provide suitable wastewater and sewerage infrastructure.• Consider suitability of mixed site with residential and business uses to reflect extent to which Travellers work and live from same location.• Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality	

SITE/0027/MAYS, SHLAAMSG027: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA

1.93 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The yield is tbc (SHLAA, 2014), however 58 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Site is beyond reasonable walking distance of Mayford Neighbourhood Centre, and other services and facilities. However Woking Town Centre is 20-30mins drive away.</p> <p>Smarts Heath is readily accessible to the east of the site and provides opportunities for recreation.</p>

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1.93 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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 in Flood Zone 1, where new development is recommended and should be directed. However, the southern and western boundary and access road are in Flood Zone 2, 3a and 3b, where development would be at risk of flooding or would exacerbate the risk of flooding.</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).</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>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 and 3 (NPPF, para. 103).</p> <p>Core Strategy Policy CS9 Flooding and water management does not encourage development in Flood Zone 3, due to the risk to persons and property, except in exceptional circumstances.</p>

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1.93 hectare site for residential including Affordable Housing

						<p>Careful site layout design could contain development on area of site within Flood Zone 1, with the exception of the access road. This would ensure the development would not exacerbate flood risk elsewhere.</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. The Environment Agency has also identified that the site is vulnerable to surface water flood risk. 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> <ul style="list-style-type: none"> • 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) • Locate development on land within Flood Zone 1
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers</p>	<p>0</p>	<p>0</p>	<p>0</p>	<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"> • 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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		<p>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>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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 2800-3200m to the nearest centre (beyond suitable walking distance) • 31-35mins walk to nearest GP • 10mins walk to nearest railway station • 20-30mins drive to Town Centre • Within 250m of a cycle routes on roads surrounding the site • Within 250m of bus services along Smarts Heath Lane • 31-35mins walk to nearest primary school. <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. It is within walking distance of Worplesdon Railway Station and of a bus route along Smarts Heath Lane into the Town Centre.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>The site is within the open countryside of the Green Belt, which location would conflict with objectives to improve accessibility to services and facilities. A negative impact in</p>

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						<p>terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to bus routes on Smarts Heath Lane and to Worplesdon Station
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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 is in industrial use and is considered to be previously developed land. Allocation of this site would therefore support the use of and remediation 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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 impacts are predicted to be neutral.</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>The site is in industrial use and is considered to be at high risk of contamination. If contamination were present it would</p>

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safeguard agricultural soil quality	<ul style="list-style-type: none"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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>be remediated as part of the construction process, thus contributing positively towards this objective. Development will lead to the remediation of existing contamination on the site with potential positive impacts</p> <p>Optimising/mitigating measures: Further investigation into land contamination required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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 currently used for industrial purposes and is not considered to have any biodiversity value. Residential development of the site brings opportunities to enhance/create biodiversity through provision of green links to promote habitat connections and enable movement of flora and fauna to the surrounding Green Belt landscape and habitats.</p> <p>The site is adjacent to protected habitats including Smarts Heath SSSI; West of Kemishford Bridge SNCI; and Ancient Woodland to the south-west of the site; and the site is within Ash, Brookwood and Whitmoor Heaths Biodiversity Opportunity Area. An increase in activity from residents (such as increased car use and recreation use of Smarts Heath) has the potential to adversely affect these habitats.</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. The site is located beyond reasonable walking distance of any existing or proposed SANGS.</p> <p>Optimising/mitigating measures: Assessment of potential harmful effects on surrounding protected habitats and proposals for appropriate mitigation measures. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.</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"> • avoid adverse impacts on important 	<p>Targets: preserve and enhance cultural and historic features.</p>	--	--	--	<p>Development of this site would cause adverse impacts on the natural landscape of Woking. The site is classed as Green Belt land and is within an area of land considered to have</p>

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<p>accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>landscapes?</p> <ul style="list-style-type: none"> • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>very low suitability for removal from the Green Belt. The landscape here is particularly sensitive to change as any significant development may lead to fragmentation of the landscape and/or amalgamation and intensification of development resulting in significant adverse effects on landscape character.</p> <p>Development would also need to pay regard to Crastock Manor Grade II Listed Building and its setting – to the north-west of the site.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development. Protect / enhance nearby heritage assets and their setting, including Crastock Manor.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off- 	<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>-</p>	<p>-</p>	<p>-</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>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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 overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars</p>

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	<p>site CHP and/or link to an existing CHP facility?</p> <ul style="list-style-type: none"> • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>(including SUDS). <i>Source: Core Strategy Policies CS9 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>due to the isolated location of the site against the implementation of 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>Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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>	<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</p>

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		decrease in waste going to landfill.				waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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? 	<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.</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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 the countryside outside of the urban area – it is beyond reasonable walking distance to Mayford Neighbourhood Centre and the Town Centre, and beyond walking distance of services and facilities such as doctor surgeries and schools.</p> <p>Overall this site is not considered to be in a sustainable location which would reduce the need to travel.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and additional bus services.</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.				
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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>	--	--	--	Any residential development at this site would lead to the loss of employment land, and adversely affect levels of employment. The loss would need to be justified

SITE/0027/MAYS, SHLAAMSG027: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA
1.93 hectare site for 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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>	--	--	--	Any residential development at this site would lead to the loss of viable employment and jobs, and reduce the quantity of employment land in the Borough. The loss would need to be justified

Overall Conclusions

Summary of Social Impacts & Issues	<p>The site could provide housing and associated benefits such as affordable housing, which is needed in the area;</p> <p>Limited impact on improving the health and wellbeing of the population;</p> <p>The boundaries of the site are subject to risk from flooding, and potentially from surface water flooding, falling with Flood Zones 2 and 3;</p> <p>It is considered that allocating this site for residential development would conflict with objectives to improve accessibility to services and facilities – there is poor accessibility to Mayford Neighbourhood Centre and to the Town Centre, although a bus service and Worplesdon Station is within walking distance of the site.</p>
Summary of Environmental Impacts & Issues	<p>Allocation of this site would support the use of and remediation of previously developed land;</p> <p>Historic industrial uses are likely to have led to contamination of the site, and any development could help remediate contamination;</p> <p>Although the site itself is in industrial use and holds little biodiversity value – and development brings an opportunity to enhance biodiversity and create green infrastructure links – the site is adjacent to several protected habitats which could be adversely affected by residential development;</p> <p>The site has limited accessibility to existing or proposed SANGs;</p> <p>The site is located in an area considered to have very low suitability for removal from the Green Belt, serving important Green Belt functions – allocation for</p>

SITE/0027/MAYS, SHLAAMSG027: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA**1.93 hectare site for residential including Affordable Housing**

residential development would have significant adverse impacts on the landscape;
Considered to increase the need to travel – development would need to incorporate improved access to sustainable modes of travel.

Summary of Economic Impacts & Issues

Residential development of the site would cause significant adverse impacts in terms of loss of viable employment and jobs, and reduction of employment land in the Borough.

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- 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)
- Locate development 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
- Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to bus routes on Smarts Heath Lane and to Worplesdon Station
-
- Conduct a Flood Risk Assessment and put forward suitable mitigation measures to address any risks identified.
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Assessment of potential harmful effects on surrounding protected habitats and proposals for appropriate mitigation measures.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.
- Careful design of layout and landscaping to reduce visual impact of development on natural landscape of Woking and adjacent development.
- Design of development to protect and enhance heritage assets and their setting, including Crastock Manor Grade II Listed Building.
- 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 and Travel Plan to improve sustainable transport infrastructure and reduce need to travel – focusing on improving bus services and access to Worplesdon Railway Station.
- Further investigation into land contamination required, and consultation with Environmental Health and Environment Agency.
- Seek to replicate greenfield run-off situations e.g. through the use of Sustainable Drainage Systems.
- 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.
- Potential relocation of Industrial Estate to secure employment and jobs.

SITE/0030/MAYS, SHLAAMSG030: Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH 1.46 hectare site for residential including Affordable Housing, retail 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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 50 dwellings (SHLAA, 2014).</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 nearest health centre is in Westfield, 20-25mins walk away and there is an opportunity for mixed-use development to address any shortage in local health service provision.</p> <p>Development of this specific site will not contribute to the provision of recreation and green space – it is proposed that</p>

SITE/0030/MAYS, SHLAAMSG030: Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH
1.46 hectare site for residential including Affordable Housing, retail and community use

	<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>13.27ha of land would come forward for GI from alternative sites in the Green Belt (see site references WGB020f and WCG020g in the Green Belt boundary review), which would have a positive cumulative effect on improving accessibility to open space for recreation.</p> <p>The site is within walking distance of nearby green spaces such as Smarts Heath and Prey Heath, and Hoe Stream footpaths are also nearby.</p> <p>Close proximity to local shops in Mayford Neighbourhood Centre also encourages walking.</p> <p>Enhancement of pedestrian and cycle links to Neighbourhood, Local and Town Centres would encourage sustainable travel.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve pedestrian and cycle links to existing recreation spaces and local centres • Improve pedestrian and cycle links to any proposed green infrastructure provision on land across the railway line
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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. The Environment Agency has identified a 10% risk of surface water flooding. 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"> • Design of the development would have to take into account SuDS and provide suitable surface and foul

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						<p>water drainage</p> <ul style="list-style-type: none"> Flood Risk Assessment (in part 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"> address issues of deprivation? help improve social inclusion? support safe communities by reducing crime levels? help reduce the fear of crime? ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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 (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>The development will also deliver additional/improved infrastructure which 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"> Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, 	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local</p>	0	0	0	<p>Site is located within:</p> <ul style="list-style-type: none"> within suitable walking distance of Mayford Neighbourhood Centre 21-25mins walk to nearest GP 20-30mins walk to nearest railway station 10-20mins drive to Town Centre Within walking distance of Mayford Neighbourhood

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	<p>cultural assets, historic environment?</p> <ul style="list-style-type: none"> • help support existing community facilities? • help support the provision of religious cultural uses? 	<p>services by public transport over last three years.</p>				<p>Centre</p> <ul style="list-style-type: none"> • Within 250m of cycle route and public footpath along canal • Adjacent to bus services and bus stops on Egley Road • Education facilities will be accessible within the site, and Barnsbury Primary School is opposite site over Egley Road. <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 would not be reduced.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>There is potential to bring forward community uses as part of the mixed-use development of the site, thus improving accessibility for new and existing residents.</p> <p>Bus routes and stops along Egley Road encourage accessibility to services and facilities in the Town Centre (20mins bus time). The site is also within cycling distance of Worplesdon Station (but 20 minutes walking distance).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly east to Barnsbury Primary School and beyond to services in Westfield (overcoming severance by Hoe Stream) and the Hoe Valley Linear Park; and south to Mayford Neighbourhood Centre and to recreation space beyond
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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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land 	<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</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is currently in use as a garden centre and is previously developed land. Development will maximise the efficient use of previously developed land.</p>
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	(including gardens)? <ul style="list-style-type: none"> • support the restoration of vacant / contaminated land? 	centres and employment areas. <i>Source: Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	Would the development of the site / policy option: <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i> Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	0	0	The site is adjacent to a busy road to the east and near to a mainline railway line to the west, thus its development potentially increases vulnerability to noise and air pollution. Detailed design of development can incorporate mitigation measures to reduce exposure over time (e.g. as landscape buffers mature). The short term negative impacts are likely to be neutralised in the short to medium term because the mitigation measure being proposed The site is in close proximity to the existing urban area, including bus routes, cycle routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling. Optimising/mitigating measures: Design of development to incorporate mitigation measures to reduce impacts of noise.
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option: <ul style="list-style-type: none"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The site is not classified as high quality agricultural land. Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination in and around the existing buildings that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective. Optimising/mitigating measures: Further investigation into land contamination required.
9. Conserve and enhance biodiversity	Would the development of the site / policy option: <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? 	Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey)</i>	-	0	0	Although classed as Green Belt land, the site is comprised of a garden centre and a base for a range of other smaller local businesses. There are some mature trees present along the boundaries of the site, but overall it is considered that there

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	<ul style="list-style-type: none"> • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>would be minimal impacts on biodiversity by developing this previously developed land.</p> <p>Development must ensure that there are not detrimental effects on nearby important sites of biodiversity: there are a number of SNCIs in close proximity to the site (but separated by Egley Road) and development should have regard to their conservation. Development of the site is unlikely to cause an impact on Smarts Heath and Prey Heath, but Landscape assessments should consider impacts on these designated sites, and mitigation for possible impacts could be incorporated.</p> <p>As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. The site is approximately 300m away from the proposed Mayford SANG.</p> <p>Optimising/mitigating measures: Conduct landscape assessment / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Careful design of layout to take into account SNCI, Nature Reserve, and vegetation forming 'Escarpment and Rising Ground of Landscape Importance' on adjacent land, to preserve their integrity. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural 	<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*,</p>	-	-	-	<p>The site is classed as Green Belt land and features 'Escarpment and Rising Ground of Landscape Importance'. The site does, however, fall on flatter land and lower slopes of the escarpment and is currently in employment/retail uses. Adverse impacts on important landscapes can be minimised with good design.</p> <p>No impact on heritage assets</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development on important landscapes, including Escarpment and Rising Ground of Landscape Importance,</p>

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	<p>assets?</p> <ul style="list-style-type: none"> • improve access to the natural and historic environment and cultural assets? 	<p>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>designated nature sites to the east of the site. Retain any protected trees and improve landscaping to enhance sense of separation between Mayford and Woking. Improved links to GI network to improve access to natural landscape surrounding 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? 	<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 & 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>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 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. 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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	NB. Flooding covered by SA3 and Sustainable travel covered by SA15					Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non-residential buildings over 1,000sqm., 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"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	<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"> support a reduction in the generation of waste? minimise waste in the construction process? 	<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"> support the improvement of water quality? support the efficient use of water resources? 	<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 or 5 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</p>

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sustainably	<ul style="list-style-type: none"> • 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? 	<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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 walking distance of Mayford Neighbourhood Centre where some shops are located, and is considered to have good connections into the existing urban area to the north. The Town Centre is within suitable cycling distance, and is well connected via bus routes. Primary schools are within walking distance, and there will potentially be a secondary school on adjacent land as part of site allocation proposals (see above), reducing the need to travel for new and existing residents.</p> <p>Any community/retail uses which come forward as part of any development proposal would also reduce the need to travel for new and existing residents.</p> <p>It is considered that the site is in a sustainable location which would reduce reliance on private car use, and support the use of public transport. There are opportunities to improve sustainable transport infrastructure, pedestrian and cycle links as part of any development of the site.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and additional bus stops.</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>The loss of the garden centre would result in the loss of viable employment/jobs; however the retail/community element of mixed-use development of this site could provide alternative employment opportunities.</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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>The loss of the garden centre would result in the loss of viable employment/jobs; however the retail/community element of mixed-use development of this site could provide alternative employment opportunities.</p> <p>Optimising/mitigating measures: Relocation of local businesses.</p>

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centres	<ul style="list-style-type: none"> • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well 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	The site could provide housing and associated benefits such as affordable housing, which is needed in the area; 10% surface water flood risk; Providing community uses such as health facilities as part of the mixed-use development could have a positive impact on health.					
Summary of Environmental Impacts & Issues	Making best use of previously developed land; No significant biodiversity impacts on-site, but potential adverse impacts on integrity of surrounding environmentally sensitive areas to be considered; Opportunity to improve connectivity to surrounding GI assets; Development would bring about improvements to land of lower landscape quality, but with potential impacts on landscape character relating to separation of settlements and Escarpment and Rising Ground of Landscape Importance; Exposure to noise and air pollution; Protected tree belt to the northern site boundary; Sustainably located within walking distance of Mayford Neighbourhood Centre and bus routes to Town Centre - supports existing and creation of new sustainable transport options; Impacts on existing transport infrastructure; Potential remediation of land contamination if present on site; Community/retail uses which come forward as part of any development proposal would reduce the need to travel for new and existing residents.					
Summary of Economic Impacts & Issues	Mixed-use development would play a role in supporting and enhancing the economy of Mayford Village; Loss of employment/jobs through loss of garden centre and range of local businesses; Mixed-use development of the site could provide alternative employment opportunities.					
Summary of optimising/mitigating measures:						
<ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • 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 						

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- Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly east to Barnsbury Primary School and beyond to services in Westfield (overcoming severance by Hoe Stream) and the Hoe Valley Linear Park; and south to Mayford Neighbourhood Centre and to recreation space beyond
- Improve pedestrian and cycle links to existing recreation spaces and local centres
- Improve pedestrian and cycle links to any proposed green infrastructure provision on land across the railway line
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Improve access to key services and facilities by improving pedestrian and cycle links – particularly north and west to any green infrastructure brought about by development of adjacent proposal sites, east to Barnsbury Primary School and beyond to services in Westfield, and south to Mayford Neighbourhood Centre and to recreation space beyond.
- Detailed site layout may require landscaping to buffer against the noise impacts from the road and railway line.
- Conduct landscape assessment / tree survey to determine valuable landscape features on site and adjacent to site, and any mitigation measures required.
- Careful design of layout to take into account environmentally sensitive sites and vegetation forming 'Escarpment and Rising Ground of Landscape Importance' on adjacent land, to preserve their integrity.
- Retain protected trees and improve landscaping to enhance sense of separation between Mayford Village and urban area to the north.
- Contribution towards SANG and SAMM of the SPA.
- Retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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.
- Surface water flood risk to be taken into account, and SUDS incorporate where appropriate.
- Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non-residential buildings over 1,000sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change.
- Conduct a Transport Assessment and create Travel Plan to enhance sustainable transport options.
- Noise Impact Assessment to be conducted, identifying any necessary mitigation measures.
- Air Quality Assessment is recommended.
- Further investigation into land contamination required.
- Relocation of local businesses.

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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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 make a significant contribution to meeting overall housing requirement, including affordable housing.</p> <p>The yield is tbc (SHLAA, 2014), however 554 residential dwellings are calculated at an indicative density of 30dph based on the total site area (excluding open space).</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? 	<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</p>	0	0	0	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is over 1.5km away from the nearest centres (Mayford and Westfield Neighbourhood Centres) and 3.5km from the Town Centre – outside of reasonable walking distance and a 20-30mins drive.</p>

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	<ul style="list-style-type: none"> • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>The remoteness of the site from local services and facilities, including doctor surgeries, would not promote the improved health and wellbeing of the population.</p> <p>The site is, however, within walking distance of open space for recreation, including Westfield Common to the north. The site is also put forward for leisure and sport use, potentially including a sports field for use by Sutton Green residents, which would support the improved health of the community.</p> <p>Overall, a neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve accessibility to Westfield Common to encourage opportunities for recreation • Design of development to include open space for leisure/recreation
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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>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>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,</p>

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						<p>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"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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</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"> • 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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<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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<p>and crime.</p> <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"> • 2000-2400m access by foot to nearest centre • 1333-2666m access by bicycle to nearest centre • 21-25mins walk to nearest GP • 30-45mins walk to nearest railway station • 20-30mins drive to Town Centre • Cycle route and bus route along New Lane adjacent. • 21-25mins walk to nearest primary school. <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>There is currently poor accessibility to services and facilities but the development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure, including new/improved pedestrian and cycle links (such as the bus and cycle route along New Lane).</p> <p>The site is proposed for residential development and open space for leisure and sport, it would therefore improve accessibility to leisure and recreation facilities for the local community. However this is not considered to outweigh the negative impact arising from the site's remoteness from a centre.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to public footpath running to the west of the site; and to bus routes along New Lane. • Development to include provision of community facilities in the form of open space for leisure and recreation
<p>Environmental objectives: protecting and enhancing our natural, built and historic environment</p>						
<p>6. Make the best use</p>	<p>Would the development of the site / policy</p>	<p>Targets: 70% of new</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Site is an open land within the Green Belt. Consequently its</p>

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of previously developed land and existing buildings	<p>option:</p> <ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<p>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>				development impacts on this objective are predicted to be neutral.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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	Development impacts are 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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 existing use of the site is redundant agricultural land, left as grassland. It is not classed as high quality agricultural land.</p> <p>Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p>

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						Optimising/mitigating measures: Further investigation into land contamination required.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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	<p>The site is currently designated as Green Belt land, and is made up of a field bounded by a number of mature trees and hedgerows that may form habitats for particular species of wildlife. The trees are not subject to TPOs.</p> <p>The site has the potential to retain valuable trees and include landscaping, improved green links, and large areas of open space, which may have benefits to biodiversity (leading to a positive score in the longer term, once vegetation has matured).</p> <p>Regard should be had to the integrity of the nature conservation interest of the adjacent Westfield Common SNCI to the north.</p> <p>As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. The site is within walking distance of the proposed Mayford SANG to the north.</p> <p>Optimising/mitigating measures: Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site (such as tree belts), and creation of linkages with GI network. Improve accessibility to proposed Mayford SANG.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? 	<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>	--	--	--	<p>Development of this site would cause adverse impacts on the natural landscape of Woking in relation to its Green Belt function. The site is classed as Green Belt land and is within an area of land which is considered to have very low suitability for removal from the Green Belt – any development on land in this area would represent a significant incursion into a very sensitive landscape, of strong rural character with few detracting features and little/no association with the built-up area of Woking. Land here is considered to be fundamental to the Green Belt, and development would be perceived as uncontained growth; reduce separation between settlements; and give rise to significant</p>

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	<ul style="list-style-type: none"> • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>encroachment on the countryside.</p> <p>Regard should be had to the protection/enhancement of Sutton Green Conservation Area to the south of the site. There are also two Grade II Listed Buildings to the south of the site.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development. Protection/enhancement of heritage assets and their setting, including Sutton Green Conservation Area and surrounding 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code 	<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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</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>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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 overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the isolated location of the site against the implementation of 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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	for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15					Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change. Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.
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"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	Targets: increase use of locally produced resources. <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"> support a reduction in the generation of waste? minimise waste in the construction process? 	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <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"> support the improvement of water quality? support the efficient use of water resources? operate within the existing capacities for 	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 5 of the Code for Sustainable Homes. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and

SITE/0040/MAYS, SHLAAMSG037: Runtley Wood Farm, off New Lane, Sutton Green, Woking, GU4 7QQ 18.47 hectare site for residential including Affordable Housing and open space						
	<p>water supply and wastewater treatment?</p> <ul style="list-style-type: none"> • prevent water resource pollution? • facilitate water quality to be achieved through remediation? • provide adequate wastewater and sewerage infrastructure? 	<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>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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 outside of the urban area – it is beyond reasonable walking distance to Mayford Neighbourhood Centre and the Town Centre, and beyond walking distance of services and facilities such as doctor surgeries and schools.</p> <p>Cycle routes, bus routes and public footpaths do, however, surround the site. Overall this site is not considered to be in a sustainable location which would reduce the need to travel.</p> <p>Optimising/mitigating measures: Provision of improved sustainable transport infrastructure to enhance sustainable transport options.</p>
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and	Would the development of the site / policy	Targets: increase	0	0	0	As an allocation for residential development, employment

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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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>issues are largely inapplicable.</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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? 	<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>	<p>As an allocation for residential development, employment issues are largely inapplicable.</p>

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18.47 hectare site for residential including Affordable Housing and open space

	<ul style="list-style-type: none"> • support the vibrancy of the town, district and local centres? 	<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 & Issues</p>	<p>The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Possibility to improve the health and wellbeing of the local community by providing open space for leisure and sport; There is currently poor accessibility to services and facilities but the development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure, including new/improved pedestrian and cycle links and bus routes along New Lane, thereby improving access to new and existing residents to services.</p>
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<p>Summary of Environmental Impacts & Issues</p>	<p>Loss of Green Belt and greenfield land; Proximity to environmentally sensitive areas – Westfield Common SNCI; Adverse impacts on important natural landscapes – development would represent a significant incursion into a very sensitive landscape of strong rural character and give rise to significant encroachment on the countryside; Proximity to heritage assets and settings, including Sutton Green Conservation Area and two Listed Buildings; Opportunity to improve provision of, and connectivity to surrounding, GI assets; Lies within walking distance of proposed Mayford SANG, reducing impacts on Thames Basin Heaths SPA; Considered to increase the need to travel – development would need to incorporate improved access to sustainable modes of travel.</p>
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<p>Summary of Economic Impacts & Issues</p>	<p>A residential site increases the supply of land for housing and plays a role in supporting the local economy.</p>
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<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • 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 • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to public footpath running to the west of the site; and to bus routes along New Lane. • Development to include provision of community facilities in the form of open space for leisure and recreation
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18.47 hectare site for residential including Affordable Housing and open space

- Include provision of open space for leisure and sport, and improve connectivity to existing informal and formal recreation space such as Westfield Common.
- Consider reducing degree of residential development and increasing allocation of open space to maintain landscape character.
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Improve access to key services and facilities by improving sustainable transport modes – pedestrian and cycle links and bus services, such as those along New Lane.
- Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.
- Detailed site layout and design to take into account environmentally sensitive sites (Westfield Common SNCI).
- Detailed site layout and design to take into account adjacent heritage assets – particularly Sutton Green Conservation Area and Listed Buildings to the south - and conserve/enhance their setting.
- Retain tree belts and mature trees within site, and improve landscaping to mitigate visual impacts.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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.
- Conduct a Transport Assessment and create Travel Plan to enhance sustainable transport options.

SITE/0041/MAYS, SHLAAMSG038: Land to the south of Smart's Heath Road, Woking, GU22 0NP
4.2 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The yield is tbc (SHLAA, 2014), however 126 residential dwellings are calculated at an indicative density of 30dph based on the site area excluding open space.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 walking distance of nearby green spaces such as Smarts Heath and Prey Heath, encouraging healthy lifestyles.</p> <p>Close proximity to local shops in Mayford Neighbourhood Centre (10 mins) also encourages walking.</p>

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4.2 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>Bus routes and bus stops on Egley Road are also within walking distance.</p> <p>There is however lack of formal recreation space within walking distance of the site.</p> <p>It is proposed that an area to the south of the site remains free from development – provision of open space can also improve the health of the community by encouraging recreation.</p> <p>Overall, a positive score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve pedestrian and cycle links to recreation spaces and local centres • Provision of open space and green infrastructure – with links to surrounding GI network
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 in Flood Zone 1, where development is recommended to take place. A small corner in the south-east corner of the site lies within Flood Zone 2.</p> <p>In Flood Zone 1 development is recommended to take place.</p> <p>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).</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>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>All significant forms of development are required to</p>

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4.2 hectare site for residential including Affordable Housing

						<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>Available information suggests pluvial flooding in the locality. There is also a drainage ditch on-site. 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>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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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) • Locate development only on land within Flood Zone 1 and leave the south-east corner of the site free from development, forming open space
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased</p>	<p>0</p>	<p>0</p>	<p>0</p>	<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"> • 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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4.2 hectare site for residential including Affordable Housing

		<p>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>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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 2000-2400m access by foot to nearest centre • 21-25mins walk to nearest GP • 10-20mins drive to Town Centre • Within walking distance of cycling and public footpath routes • Around 400m from bus services and bus stops on Egley Road • 11-15mins walk to primary school • 20-30min distance to nearest railway station. <p>The site is outside of Mayford Neighbourhood 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>Bus routes and stops along Egley Road (within walking distance) encourage accessibility to services and facilities in the Town Centre (20mins bus time).</p> <p>Development of the site brings with it an opportunity to provide essential transport infrastructure, including</p>

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4.2 hectare site for residential including Affordable Housing

						<p>pedestrian links, cycle links (e.g. to Worplesdon Station) and improvements to bus services</p> <p>Overall, a single negative impact in terms of this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks
<p>Environmental objectives: protecting and enhancing our natural, built and historic environment</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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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 is a mix of greenfield and previously developed land, being a former garden nursery with outbuildings and greenhouses covering a portion of the site. The development of the site would support the use of and remediation of previously developed, vacant 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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 adjacent to a railway line to the east, thus increase vulnerability of sensitive residential development to noise pollution. Detailed design of development can incorporate mitigation measures to reduce exposure over time (e.g. as landscape buffers mature). The short term negative impacts are likely to be neutralised in the short to medium term because the mitigation measure being proposed</p> <p>The site abuts the existing urban area, including bus routes, cycle routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking, cycling and use of sustainable transport modes.</p> <p>Optimising/mitigating measures:</p>

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						Design of development to incorporate mitigation measures to reduce impacts of noise from railway line.
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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Further investigation into land contamination required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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 site consists of former nursery buildings, woodland and scrubland. The mature trees and woodland arease may form habitats for particular species of wildlife. Any development coming forward can retain landscape features of biodiversity value. Part of the land can be allocated for green infrastructure, which may enhance biodiversity.</p> <p>The site is located within 200m of Smarts Heath SSSI and Kemishford Bridge to Railway SNCI – environmentally sensitive areas. Landscape assessments should therefore consider impacts on these nearby environmentally sensitive areas.</p> <p>As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. The site is over 1km away from the nearest proposed Mayford SANG.</p> <p>Optimising/mitigating measures: Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.</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"> • avoid adverse impacts on important 	<p>Targets: preserve and enhance cultural and historic features.</p>	--	--	--	<p>The site is classed as Green Belt land in an area considered to have 'very low suitability' for removal from the Green Belt: the natural landscape here is particularly sensitive to change</p>

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4.2 hectare site for residential including Affordable Housing

<p>accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>landscapes?</p> <ul style="list-style-type: none"> • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>as any significant development may lead to fragmentation of the landscape and/or amalgamation and intensification of development resulting in significant adverse effects on landscape character.</p> <p>There is a Locally Listed building – Thatch Cottage – adjacent to the western corner of the site.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development on important landscapes and heritage assets, including 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off- 	<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>As a part brownfield and part greenfield site, the residential development would be required to achieve 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>

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4.2 hectare site for residential including Affordable Housing

	<p>site CHP and/or link to an existing CHP facility?</p> <ul style="list-style-type: none"> • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>(including SUDS). <i>Source: Core Strategy Policies CS9 & 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 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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>	<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</p>

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4.2 hectare site for residential including Affordable Housing

		decrease in waste going to landfill.				waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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? 	<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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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</p>	+	+	+	<p>The site lies within walking distance of Mayford Neighbourhood Centre where some shops are located. The site is within walking distance of Egley Road and its bus route into the Town Centre, and just within walking distance of Worplesdon Station, assuming pedestrian links to it are improved.</p> <p>It is considered that the site is in a sustainable location which would reduce reliance on private car use, and support the use of public transport.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of new/improved sustainable transport infrastructure, including pedestrian and cycle facilities, and access to bus and railway facilities.</p>

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4.2 hectare site for residential including Affordable Housing

		May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and 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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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	As an allocation for residential and open space development, employment issues are largely inapplicable.
17. Provide a range of commercial development	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable 	Targets: increase in registered businesses; decrease in amount of	+	+	+	The development of the site could support the vitality of the nearby Neighbourhood Centre and other services and facilities within easy access of the site, including those rural

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4.2 hectare site for residential including Affordable Housing

<p>opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres</p>	<p>employment/jobs?</p> <ul style="list-style-type: none"> • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<p>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>businesses to the south of the site.</p>
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Overall Conclusions

<p>Summary of Social Impacts & Issues</p>	<p>The site could provide a mix of housing types, including affordable housing, which is needed in the area; Provision of open space on part of the site could encourage healthy lifestyles through recreation; The south-east corner of the site is within Flood Zone 2, and there are potential surface water flooding issues; The site has good accessibility to nearby services and facilities in Mayford Neighbourhood Centre, and is within walking distance of bus routes and a railway station to the Town Centre.</p>
<p>Summary of Environmental Impacts & Issues</p>	<p>The development of the site would support the use of and remediation of previously developed, vacant land (although there would be a degree of greenfield land lost); Potential adverse impacts on integrity of nearby environmentally sensitive areas including an SSSI and SNCI; Significant adverse impacts on natural landscape classed as Green Belt land; Impact on locally listed heritage asset and setting to the western corner of the site; Opportunity to improve provision of, and connectivity to surrounding, GI assets and enhance biodiversity; Vulnerability to noise pollution from railway line; Sustainably located within walking distance of Mayford Neighbourhood Centre and bus routes to Town Centre - supports existing and creation of new sustainable transport options; Impacts on existing transport infrastructure; There are no existing/proposed SANGs within walking distance of the site.</p>
<p>Summary of Economic Impacts &</p>	<p>A residential site increases the supply of land for housing and plays a role in supporting local services.</p>

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4.2 hectare site for residential including Affordable Housing

Issues

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- 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)
- Locate development only on land within Flood Zone 1 and leave the south-east corner of the site free from development, forming open space
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks
- Improve provision of and connectivity to recreation space.
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Improve access to key services and facilities by improving pedestrian and cycle links (e.g. to Worplesdon Railway Station and Egley Road)
- Detailed site layout may require landscaping to buffer against the noise impacts from the railway line.
- Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.
- Careful design of layout and landscaping to reduce visual impact of any development coming forward on natural landscape particularly sensitive to change.
- Design of development to pay regard to heritage asset and setting - Locally Listed building to west of site.
- Retain valuable trees/tree belts and retain/enhance landscaping to reduce visual impact.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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.
- Conduct a Transport Assessment and create Travel Plan to enhance sustainable transport options.
- Noise Impact Assessment to be conducted, identifying any necessary mitigation measures.
- Land contamination assessment to be conducted.

SITE/0043/MAYS, SHLAAMSG040: Land to the north east of Hedge Cottage, Saunders Lane, Mayford, Woking, GU22 0NT

2.64 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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The yield is tbc (SHLAA, 2014), however 79 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>There are a lack of accessible health facilities in the surrounding area, and a lack of accessible formal recreation areas (Smarts Heath is just beyond suitable walking distance).</p> <p>Local shops in Mayford Neighbourhood Centre are also</p>

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2.64 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>beyond suitable walking distance at 1.75km.</p> <p>Enhancement of pedestrian and cycle links and sustainable transport modes to Neighbourhood, Local and Town Centres, and to new or improved green infrastructure, would improve performance of this site against this objective.</p> <p>Overall, a neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve pedestrian and cycle links to recreation spaces and local centres • Provision of open space and green infrastructure – with links to surrounding GI network
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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.</p> <p>There is also a drainage channel/ditch running through the site.</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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2.64 hectare site for residential including Affordable Housing

						<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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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)
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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>	<p>0</p>	<p>0</p>	<p>0</p>	<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"> • 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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		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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 1600-2000m access by foot to nearest centre, Mayford Neighbourhood Centre (1.75km) (beyond suitable walking distance) • 16-20mins walk to nearest GP • 20-30mins walk to nearest railway station • 20-30mins drive to Town Centre • Adjacent to public footpath and cycle route along Hook Heath Road • 16-20mins walk to primary school (and of proposed secondary school). <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>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>	0	0	0	<p>Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>

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		Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	Would the development of the site / policy option: <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i> Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Development impacts are predicted to be neutral.
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option: <ul style="list-style-type: none"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The site is not classified as high quality agricultural land. Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective. Optimising/mitigating measures: Further investigation into land contamination required.
9. Conserve and enhance biodiversity	Would the development of the site / policy option: <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? 	Targets: maintain and enhance biodiversity. <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;	-	-	-	The site is currently designated as Green Belt land, and consists of garden land and woodland, including mature trees (subject to Tree Preservation Orders). The landscape features onsite may be of ecological value and there will be a degree of loss with the development of the site. There are no environmentally sensitive habitats surrounding the site. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be

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	<ul style="list-style-type: none"> • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<p>majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>				<p>required. The site is within 1.3km of the proposed SANG at Mayford.</p> <p>Optimising/mitigating measures: Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site (such as TPO trees), and creation of linkages with GI network.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>The site is classed as Green Belt land and features 'Escarpment and Rising Ground of Landscape Importance'. This area is considered to have very low suitability for removal from the Green Belt as it serves a critical function in checking unrestricted sprawl of the built-up area, and it has a stronger landscape character than some nearby sites.</p> <p>Approximately half of the site is designated as Fishers Hill Hook Heath Conservation Area. The site also surrounds the grounds of Hedge Cottage, a locally listed building. Other locally listed buildings lie to the west and north of the site.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development on important landscapes and heritage assets, including Escarpment and Rising Ground of Landscape Importance, and Fishers Hill Hook Heath Conservation Area, and Locally Listed Buildings. Retain protected trees/tree belts and improve landscaping to reduce visual impact of development. Improved links to GI network to improve access to natural landscape surrounding site.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>-</p>	<p>-</p>	<p>-</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>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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 overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the isolated location of the site against the implementation of 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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</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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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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<p>aggregates).</p> <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"> • 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? 	<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>It is also on a major aquifer. However, the proposed land-use should not have a significant impact on water quality.</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure.</p> <p>Consultation with Environment Agency to confirm presence of aquifer, and impacts on water quality.</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"> • 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? 	<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>The site lies beyond suitable within walking distance of Mayford Neighbourhood Centre where some shops are located, and there is limited access to key services. There is therefore likely to be a need to travel with development of the site. However, the development of the site can support the improved provision for cycling, walking and public transport. Public rights of way within and surrounding the site can be improved.</p> <p>Optimising/mitigating measures:</p>

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<p>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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	0	<p>As an allocation for residential and open space development, employment issues are largely inapplicable.</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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>As an allocation for residential and open space development, employment issues are largely inapplicable.</p>

Overall Conclusions

Summary of Social | The site could provide a mix of housing types, including Traveller accommodation and affordable housing, which is needed in the area;

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Impacts & Issues	Potential increased risk from surface water flooding.
Summary of Environmental Impacts & Issues	<p>Loss of Green Belt and greenfield land;</p> <p>Potential impacts on integrity of important landscapes including the escarpment, separation of settlements and protected trees/tree belts;</p> <p>Potential impacts on integrity of heritage assets and their setting – Fishers Hill Hook Heath Conservation Area makes up north of site, and Locally Listed Buildings to south of site and surrounding site;</p> <p>Opportunity to improve provision of, and connectivity to surrounding, GI assets and enhance biodiversity;</p> <p>Potentially increases the need to travel due to limited services in the surrounding area;</p> <p>Impacts on existing transport infrastructure;</p> <p>Opportunity to achieve Level 5 of Code for Sustainable Homes;</p> <p>Site is located on a major aquifer – proposed land-use should not have a significant impact on water quality, but to be considered when assessing the site.</p>
Summary of Economic Impacts & Issues	A residential site increases the supply of land for housing and plays a role in supporting local services.
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • 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 • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks • Improve provision of and connectivity to recreation space. • Secure contribution to provision of essential transport infrastructure related to the development of this site. • Improve access to key services and facilities by improving pedestrian and cycle links. • Design of development to pay regard to surface water flood risk and incorporate any appropriate mitigation measures to reduce risk. • Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. • Careful design of layout to take into account vegetation forming 'Escarpment and Rising Ground of Landscape Importance', to preserve integrity. • Careful design of layout to take into account heritage assets and setting – Fishers Hill Hook Heath Conservation Area, and Locally Listed Buildings surrounding site. • Retain protected trees/tree belts and retain/enhance landscaping to reduce visual impact. • Contribution towards SANG and SAMM of the SPA. • Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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. • Conduct a Transport Assessment and create Travel Plan to enhance sustainable transport options – particularly bus services and/or improved connectivity to nearby bus routes. • Land contamination assessment to be conducted. • Consultation with Environment Agency to confirm presence of aquifer, and impacts on water quality. 	

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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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 make a significant contribution to meeting overall housing requirement, including affordable housing.</p> <p>The yield is tbc (SHLAA, 2014), however 1200 residential dwellings are calculated at an indicative density of 30dph based on the site area excluding open space and other supporting facilities.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the 	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and</p>	0	0	0	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site lies outside of reasonable walking distance of Westfield Neighbourhood Centre, and is a 20-30mins drive to</p>

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health	<p>community e.g. encourage healthy lifestyles?</p> <ul style="list-style-type: none"> • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>the Town Centre.</p> <p>The site is, however, within walking distance of several services and facilities including GP surgeries and primary schools, and Westfield Common to the west, which encourages walking.</p> <p>The site has scope to include large amounts of green infrastructure, which would support the improved health of the community through recreational opportunities.</p> <p>Overall it is not considered that development of the site would facilitate the improved health and wellbeing of the population nor worsen the existing situation..</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve accessibility to Westfield Common to encourage opportunities for recreation • Design of development to include open space for leisure/recreation
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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 in Flood Zone 1, where development is recommended to take place. However parts of the site are vulnerable to flood risk: particularly the eastern boundary which is within Flood Zone 3. The middle and eastern parts of the site are within Flood Zone 2. In these areas development would be at risk of flooding or would exacerbate the risk of flooding.</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).</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 Zones 2 and 3 (NPPF, para. 103).</p> <p>Core Strategy Policy CS9 Flooding and water management does not encourage development in Flood Zone 3, due to the risk to persons and property, except in exceptional</p>

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						<p>circumstances.</p> <p>Available information suggests pluvial flooding in the locality. There is low or wet ground potential, and potential for surface water flooding. 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>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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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) • Masterplanning of site to take into account areas of site at risk of flooding and retain these areas for green infrastructure
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</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 scheme could reduce the fear of crime.</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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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 within:</p> <ul style="list-style-type: none"> • 800-1200m to the nearest centre (beyond suitable walking distance), Westfield Neighbourhood Centre • 30-45mins walk to nearest railway station • 20-30mins drive to Town Centre • Public footpath through centre of site and north providing access to Westfield urban area. • 6-10mins walk to nearest GP. • 6-10mins walk to nearest primary school. <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>There is currently limited accessibility to services and facilities but the development of the site brings with it an opportunity to provide or improve sustainable transport</p>

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						<p>infrastructure, including new/improved pedestrian and cycle links – including the public footpath providing access to services and facilities to the north of the site in Westfield urban area.</p> <p>The substantial size of the site brings opportunities to include open space for leisure and recreation.</p> <p>Overall, however, a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to public footpaths to urban area to the north. • Incorporate open space in development, improving provision of leisure and recreational space for 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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? 	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution.</p>	0	0	0	<p>Development impacts are predicted to be neutral..</p>

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	<ul style="list-style-type: none"> • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classed as high quality agricultural land.</p> <p>Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Further investigation into land contamination required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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	<p>The site is currently designated as Green Belt land, and is made up of open agricultural fields bounded by a number of mature trees and hedgerows that may form habitats for particular species of wildlife. The trees are not subject to TPOs. The site has the potential to retain valuable trees and include landscaping, improved green links, and large areas of open space, which may have benefits to biodiversity (leading to a positive score in the longer term, once vegetation has matured).</p> <p>Regard should be had to the integrity of the nature conservation interest of the adjacent Westfield Common SNCI to the west; and Ancient Woodland to the east. Parts of the site are also designated as BAP Habitat Floodplain Grazing Marsh.</p> <p>As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. The site is adjacent to the proposed Mayford SANG, to the west.</p> <p>Optimising/mitigating measures: Conduct landscape assessment / ecological survey / tree</p>

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						<p>survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site (such as tree belts), and creation of linkages with GI network. Improve accessibility to proposed Mayford SANG.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>Development of this site would cause adverse impacts on the natural landscape of Woking in relation to its Green Belt function. The site is classed as Green Belt land and is within an area of land which is considered to have very low suitability for removal from the Green Belt – any development on land in this area would represent a significant incursion into a very sensitive landscape, of strong rural character with few detracting features and little/no association with the built-up area of Woking. Land here is considered to be fundamental to the Green Belt, and development would be perceived as uncontained growth; reduce separation between settlements; and give rise to significant encroachment on the countryside.</p> <p>Regard should be had to the protection/enhancement of various heritage assets and their setting, surrounding the site: Runtley Wood Farm House is a Grade II Listed Building to the south-east of the site; Lower Westfield Farm is a Grade II Listed Building to the south-west of the site; Fishers Farm is a Grade II* Listed Building to the east of the site; and two farmhouses to the north of the site are Grade II Listed Buildings. A tract of Ancient Woodland lies adjacent to the eastern site boundary.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development. Protection/enhancement of heritage assets and their setting, including surrounding Listed Buildings and Ancient Woodland.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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 reasonable accessibility to most local facilities, and could result in further emissions from private car use.</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>Public footpaths, cycle routes and accessibility to bus routes to be provided/improved to reduce reliance on car.</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>	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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		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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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"> • 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? 	<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 & Core</i></p>	-	-	-	<p>The site lies outside of the urban area – it is beyond reasonable walking distance to Westfield Neighbourhood Centre and the Town Centre, and beyond walking distance of services and facilities such as doctor surgeries and schools.</p> <p>There is a limited bus service along New Lane to the west of the site, as well as a cycle route. Public footpaths are within the site. There is scope to improve this infrastructure as part of any development coming forward.</p> <p>Overall this site is not considered to be in a sustainable location which would reduce the need to travel.</p>

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	<ul style="list-style-type: none"> • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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>				<p>Optimising/mitigating measures: Provision of improved sustainable transport infrastructure to enhance sustainable transport options.</p>
<p>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>As an allocation for residential development, employment issues are largely inapplicable.</p>

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		<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>The supply of land for housing plays a role in supporting the local economy, hence the positive score.</p>
Overall Conclusions						
<p>Summary of Social Impacts & Issues</p>	<p>The site could provide a significant amount of housing and associated benefits such as affordable housing, which is needed in the area; Possibility to improve the health and wellbeing of the local community by providing open space for leisure and sport; Potentially high vulnerability to pluvial and surface water flood risk, and exacerbation of flood risk to adjacent development;</p>					

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	There is currently poor accessibility to services and facilities but the development of the site brings with it an opportunity to provide or improve sustainable transport infrastructure, including new/improved pedestrian and cycle links and bus routes along New Lane, thereby improving access to new and existing residents to services.
Summary of Environmental Impacts & Issues	Loss of Green Belt and greenfield land; Proximity to environmentally sensitive areas – Westfield Common SNCI and BAP Habitat Floodplain Grazing Marsh; Adverse impacts on important natural landscapes – development would represent a significant incursion into a very sensitive landscape of strong rural character and give rise to significant encroachment on the countryside; Proximity to heritage assets and settings, including several Listed Buildings; Opportunity to improve provision of, and connectivity to surrounding, GI assets; Lies within walking distance of proposed Mayford SANG, reducing impacts on Thames Basin Heaths SPA; Considered to increase the need to travel – development would need to incorporate improved access to sustainable modes of travel.
Summary of Economic Impacts & Issues	A residential site increases the supply of land for housing and plays a role in supporting the local economy.

- Summary of optimising/mitigating measures:
- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
 - Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
 - Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
 - Include provision of open space for leisure and recreation, and improve connectivity to existing informal and formal recreation space such as Westfield Common and the proposed Mayfield SANG
 - Improve accessibility to Westfield Common to encourage opportunities for recreation
 - Design of development to include open space for leisure/recreation
 - 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)
 - Masterplanning of site to take into account areas of site at risk of flooding and retain these areas for green infrastructure
 - Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
 - Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly to public footpaths to urban area to the north.
 - Incorporate open space in development, improving provision of leisure and recreational space for community
 - Secure contribution to provision of essential transport infrastructure related to the development of this site.
 - Improve access to key services and facilities by improving sustainable transport modes – pedestrian footpaths to Westfield urban area, cycle links and bus services such as those along New Lane.
 - Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.
 - Detailed site layout and design to take into account environmentally sensitive sites (Westfield Common SNCI).
 - Detailed site layout and design to take into account adjacent heritage assets – particularly surrounding Listed Buildings and Ancient Woodland.
 - Retain tree belts and mature trees within site, and improve landscaping to mitigate visual impacts.
 - Contribution towards SANG and SAMM of the SPA.
 - Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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.
 - Conduct a Transport Assessment and create Travel Plan to enhance sustainable transport options.

SITE/0047/MAYS, SHLAA n/a: Mayford SANG, land to the south of Moor Lane, Mayford, Woking, GU22 9RB 17.4 hectare site for Suitable Accessible Natural Greenspace (SANG)						
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>Access to informal public recreation space is shown to improve peoples' wellbeing, and improving open space for informal recreation in this area will promote healthy lifestyles.</p> <p>Although parts of the site are already used for informal recreation, the allocation of SANG in this location offers the opportunity to improve connections and accessibility between the various open spaces and residential areas in this part of the Borough, thereby encouraging active pursuits for a wider number of people.</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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 Zones 1, where development is recommended to take place.</p> <p>Open space is capable of acting as functional floodplain with no built development – it is not considered to be a use vulnerable to flooding. However, any development of the site should pay regard to this risk. Preserving this area as open space can assist in reducing flood risk in nearby urban areas. However a neutral score has been given to reflect the fact that part of the land is already open space.</p> <p>Available information suggests pluvial flooding in the locality. There are drainage channels and ponds present on the site, and available information suggests that the northern part of the site may be at risk of surface water flooding (the Environment Agency has identified a 50% surface water flood risk). 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"> • Flood Risk Assessment • Design of the development would have to take into

**SITE/0047/MAYS, SHLAA n/a: Mayford SANG, land to the south of Moor Lane, Mayford, Woking, GU22 9RB
17.4 hectare site for Suitable Accessible Natural Greenspace (SANG)**

						account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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>The development would not reduce poverty or crime but would assist in reducing social exclusion</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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community 	<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 outside of the nearest centre and is beyond reasonable walking distance of key services and facilities therein.</p> <p>However, the development would help to support existing services and facilities in the community.</p> <p>Allocation of the site for SANG use would contribute to the improvement of this open space (e.g. through creation/improvement of unsurfaced paths with are well maintained and accessible), and subsequently provide</p>

**SITE/0047/MAYS, SHLAA n/a: Mayford SANG, land to the south of Moor Lane, Mayford, Woking, GU22 9RB
17.4 hectare site for Suitable Accessible Natural Greenspace (SANG)**

	<p>facilities?</p> <ul style="list-style-type: none"> • help support the provision of religious cultural uses? 					<p>occupiers of nearby new and existing residential developments with better access to informal recreation facilities. Through improved public footpaths there is an opportunity to improve access to other open space in the area.</p> <p>The negative impact of the site's location outside of a centre is balanced by the greater positive impact of the provision of this new semi-natural open space. Overall a positive impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community. • Public footpaths to/from site to be created/improved
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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 greenfield site would be developed into open space – a green infrastructure use, therefore leading to a neutral score.</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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which 	<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	0	<p>Impacts are predicted to be neutral.</p>

SITE/0047/MAYS, SHLAA n/a: Mayford SANG, land to the south of Moor Lane, Mayford, Woking, GU22 9RB 17.4 hectare site for Suitable Accessible Natural Greenspace (SANG)						
	<p>may cause pollution from traffic?</p> <ul style="list-style-type: none"> ensure people are not exposed to greater levels of noise? ensure people are not exposed to light pollution? 	<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"> avoid development on Agricultural Land classed as Grade 1, 2 or 3a? support the remediation of contaminated land? reduce the risk of creating further contamination? 	<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 site is not classified as high quality Agricultural Land. There would be a neutral impact on this SA objective.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid landtake of identified (including protected) habitats? avoid fragmentation, and increase connectivity, of habitats? avoid recreational impacts on habitats? avoid adverse hydrological impacts on habitats? avoid the impacts of vehicle emissions on habitats? avoid the impact of light on habitats? preserve and protect existing habitats? provide opportunities for enhancement and/or creation of biodiversity? 	<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>As an allocation for SANG, the impacts of residential development in Woking Borough upon the European-protected bird habitat of the Thames Basin Heaths Special Protection Area (SPA) are mitigated – the allocation would make a positive contribution to this SA objective by preserving and protecting existing habitats elsewhere, and avoiding recreational impacts on the SPA.</p> <p>The site is an SNCI. Appropriate measures would need to be put in place to conserve nature conservation interest found in this area. Surrey Wildlife Trust would need to be consulted to ensure conservation interests are safeguarded. Enhancement measures that would contribute to the biodiversity of the area would be encouraged (hence the longer term positive score). It may be that the SNCI part of the site is excluded from inclusion within the SANG if the designations affect the capacity to absorb new visitors.</p> <p>Optimising/mitigating measures: Preserve and enhance habitats and features which have biodiversity value – particularly pay regard to the SNCI making up the western length of the site. Take opportunities to improve connectivity of habitats within site and to wider GI network (e.g. by including GI corridors). Consultation with Surrey Wildlife Trust is recommended.</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"> avoid adverse impacts on important 	<p>Targets: preserve and enhance cultural and historic features.</p>	+	+	+	The site is classed as Green Belt land. Allocating the site for open space would not adversely affect the character of the landscape or affect the overall integrity of the landscape.

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<p>accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>landscapes?</p> <ul style="list-style-type: none"> • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>Westfield Common runs along the west of the site area. Any works within Common Land will require consent from DEFRA. This designation may result in the area being excluded from inclusion within the SANG if it affects the capacity to absorb new visitors. However, allocation as SANG brings with it management and maintenance duties, which can be of benefit to the long-term preservation of the landscape.</p> <p>The allocation of SANG would make accessible for enjoyment the natural assets and landscapes of Woking, therefore contributing positively towards this objective. There is also an opportunity to enhance existing green infrastructure in the Borough.</p> <p>Optimising/mitigating measures: Improve access routes to/from and within the site, in line with SANG guidelines. Have regard to Common Land designation and consult with DEFRA.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off- 	<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:</i></p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Green infrastructure is vital to enable people and wildlife to adapt to the rising temperatures and extreme weather events associated with climate change. GI helps to mitigate climate change by reducing greenhouse gas emissions. A well-planned network of GI reduces fragmentation of the landscape and facilitates migration of species to new and more favourable habitats. The allocation of open space therefore has benefits in improving an area's resilience to climate change.</p>

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	<p>site CHP and/or link to an existing CHP facility?</p> <ul style="list-style-type: none"> • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p><i>Core Strategy Policies CS9 & 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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 allocation is unlikely to have direct impacts on the use of resources.
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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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	<p>Allocation would have a negligible effect on this SA objective.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste by providing waste/recycling facilities.</p>
14. Maintain and	Would the development of the site / policy	Targets: achieve at least	0	0	0	The allocation of SANG would not contribute substantially

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<p>improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>option:</p> <ul style="list-style-type: none"> • 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? 	<p>'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>towards this SA objective, although allocation as green infrastructure can help preserve water quality of nearby watercourses, and of the underlying High Risk Ground Water area and minor aquifer.</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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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>Development of the site for SANG brings an opportunity to increase accessibility of leisure and recreation space to existing and new residents in the local area, and reduce their need to travel to alternative facilities. There is also the opportunity for improved provision for walking and cycling to and from and within the site. There is a cycle route running along New Lane to the west, and various public footpaths enter the site from the surrounding area, so there is good potential to enhance this existing infrastructure.</p> <p>Optimising/mitigating measures: Improved/new provision for walking/cycling to increase accessibility within the site, and to and from the site from the surrounding urban area.</p>

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		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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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	As an allocation for SANG, employment issues are largely inapplicable.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of 	<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</i></p>	0	0	0	Although it is important to recognise the value open space has in creating places that are attractive for economic development, it is not considered that allocation of this site for open space has a direct impact on this objective.

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economies of town, district, local and neighbourhood centres	<p>premises, land, infrastructure and services)?</p> <ul style="list-style-type: none"> • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<p>2012</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

Summary of Social Impacts & Issues	<p>Improvement of wellbeing and healthy lifestyles through provision of improved informal recreation opportunities; Improved access for existing and new residents to leisure and recreation facilities; Preserving this area as green infrastructure can help reduce flood risk to adjacent urban area.</p>
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Summary of Environmental Impacts & Issues	<p>Protect and enhance existing biodiversity through provision of multi-functional green infrastructure and links to wider GI network; Provision of SANG preserves biodiversity of the Thames Basin Heaths SPA; Regard to the SNCI and Common Land designation running along the western area of the site; Preservation and enhancement of valued biodiversity within SNCI; Provides SPA mitigation for significant number of new dwellings at Moor Lane and Gresham Mill, for example; Improve sustainable transport access (pedestrian links, cycle links) to reduce reliance on car. Allocation for green infrastructure preserves landscape character; Allocation for green infrastructure can help to preserve water quality – of the nearby watercourse, and as the site is within a High Risk Ground Water area and on a minor aquifer; Improve connections to wider GI network to improve habitat connectivity; Open space can provide a range of environmental benefits, including adaptation to climate change and improved air quality; Increased accessibility for enjoyment of residents the natural assets and landscapes of Woking.</p>
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Summary of Economic Impacts & Issues	<p>Minimal impact</p>
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Summary of optimising/mitigating measures:	<ul style="list-style-type: none"> • Flood Risk Assessment • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance • Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community.
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- Public footpaths to/from site to be created/improved
- Provision of improved accessibility to open space via pedestrian/cycle links – particularly from the Moor Lane development to the north of the site, and from Gresham Mill to the east of the site.
- Improvement of public footpaths within site (to fulfil Natural England requirements for SANG development).
- Detailed design of SANG to take opportunities to improve connectivity of habitats within site and to wider GI network.
- Incorporation of waste facilities to service the open space.
- Appropriate measures to be put in place to preserve and enhance the biodiversity of the SNCI – consult with Surrey Wildlife Trust and Natural England.
- Investigate whether allocation of SANG containing Common Land is appropriate – consult with DEFRA.

SITE/0048/MAYS, SHLAA n/a: Mayford Village SANG, land to the south of Mayford Village, Egley Road, Woking, GU22 0SD
Tbc hectare site for Suitable Accessible Natural Greenspace (SANG)

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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>Access to informal public recreation space is shown to improve peoples' wellbeing, and improving open space for informal recreation in this area will promote healthy lifestyles.</p> <p>Although parts of the site are already used for informal recreation, the allocation of SANG in this location offers the opportunity to improve connections and accessibility between the various open spaces and residential areas in this part of the Borough, thereby encouraging active pursuits for a wider</p>

	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.				number of people.
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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>Site located within Flood Zones 1, 2 and 3, however no built form proposed, rather use as recreational open space.</p> <p>Open space is capable of acting as functional floodplain with no built development, it is not considered to be a use vulnerable to flooding. Preserving this area as open space can assist in reducing flood risk in nearby urban areas.</p> <p>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>Available information suggests pluvial flooding in the locality. 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"> • Flood Risk Assessment • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage

<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Working Service & 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) identifies this postcode location as being slightly above average in terms of overall deprivation.</p> <p>The development of additional/improved infrastructure will assist in supporting communities.</p> <p>The development would not reduce poverty or crime but would assist in reducing social exclusion</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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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 reasonable walking distance of the nearest centre and the need to travel to access services and facilities would be reduced.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>Allocation of the site for SANG would bring forward open space and provide the local community with informal recreation facilities; it would also increase accessibility to other open spaces within the area.</p> <p>Overall a positive impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Adequate level of accessibility to be achieved to

						fulfil Natural England requirements and improve access to recreation for local 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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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	The greenfield site would be developed into open space – a green infrastructure use, therefore leading to a neutral score.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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	Development impacts are 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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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>	0	0	0	The site is not classified as high quality Agricultural Land. There would be a neutral impact on this SA objective.

<p>9. Conserve and enhance biodiversity</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>++</p>	<p>++</p>	<p>++</p>	<p>As an allocation for SANG, the impacts of residential development in Woking Borough upon the European-protected bird habitat of the Thames Basin Heaths Special Protection Area (SPA) are mitigated – the allocation would make a positive contribution to this SA objective by preserving and protecting existing habitats elsewhere, and avoiding recreational impacts on the SPA.</p> <p>The site is identified as a biodiversity opportunity area. The design of a scheme should seek to enhance biodiversity on the site. Surrey Wildlife Trust would need to be consulted to ensure conservation interests are considered.</p> <p>Optimising/mitigating measures: Preserve and enhance habitats and features which have biodiversity value Take opportunities to improve connectivity of habitats within site and to wider GI network (e.g. by including GI corridors). Consultation with Surrey Wildlife Trust is recommended.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is classed as Green Belt land. Allocating the site for open space would not adversely affect the character of the landscape, and can be developed for green infrastructure and recreational needs without affecting the overall integrity of the landscape.</p>

		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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	+	+	+	Green infrastructure is vital to enable people and wildlife to adapt to the rising temperatures and extreme weather events associated with climate change. GI helps to mitigate climate change by reducing greenhouse gas emissions. A well-planned network of GI reduces fragmentation of the landscape and facilitates migration of species to new and more favourable habitats. The allocation of open space therefore has benefits in improving an area's resilience to 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>	0	0	0	The allocation is unlikely to have direct impacts on the use of resources.

		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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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	<p>Allocation would have a negligible effect on this SA objective.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste by providing waste/recycling facilities.</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"> • 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? 	<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>Preserving this land as green infrastructure would have a negligible effect on this SA objective.</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"> • 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? 	<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 & Core Strategy Policy CS18.</i></p> <p>Trends: proportion of</p>	+	+	+	<p>Development of the site for SANG brings an opportunity to increase accessibility of leisure and recreation space to existing and new residents in the local area, and reduce their need to travel to alternative facilities. There is also the opportunity for improved provision for walking and cycling to and from and within the site. There is a cycle route running along New Lane to the west, and various public footpaths enter the site from the surrounding area, so there is good potential to enhance this existing infrastructure.</p> <p>Optimising/mitigating measures: Improved/new provision for walking/cycling to increase accessibility within the site, and to and from the site from the surrounding urban area.</p>

	<ul style="list-style-type: none"> • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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>				
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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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	0	As an allocation for SANG, employment issues are largely inapplicable.

		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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	As an allocation for SANG, employment issues are largely inapplicable.
Overall Conclusions						
Summary of Social Impacts & Issues	<p>Improvement of wellbeing and healthy lifestyles through provision of improved informal recreation opportunities;</p> <p>Improved access for existing and new residents to leisure and recreation facilities;</p> <p>Preserving this area as green infrastructure can help reduce flood risk to adjacent urban area.</p>					
Summary of Environmental Impacts & Issues	<p>Protect and enhance existing biodiversity through provision of multi-functional green infrastructure and links to wider GI network;</p> <p>Provision of SANG preserves biodiversity of the Thames Basin Heaths SPA;</p> <p>Regard to the SNCI and Common Land designation running along the western area of the site;</p> <p>Preservation and enhancement of valued biodiversity within SNCI;</p> <p>Provides SPA mitigation for significant number of new dwellings at Moor Lane and Gresham Mill, for example;</p> <p>Improve sustainable transport access (pedestrian links, cycle links) to reduce reliance on car.</p> <p>Allocation for green infrastructure preserves landscape character;</p> <p>Allocation for green infrastructure can help to preserve water quality – of the nearby watercourse, and as the site is within a High Risk Ground Water area and on a minor aquifer;</p>					

	<p>Improve connections to wider GI network to improve habitat connectivity; Open space can provide a range of environmental benefits, including adaptation to climate change and improved air quality; Increased accessibility for enjoyment of residents the natural assets and landscapes of Woking.</p>
<p>Summary of Economic Impacts & Issues</p>	
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Flood Risk Assessment • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance • Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community • Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community • Provision of improved accessibility to open space via pedestrian/cycle links – particularly from the Moor Lane development to the north of the site, and from Gresham Mill to the east of the site. • Improvement of public footpaths within site (to fulfil Natural England requirements for SANG development). • Detailed design of SANG to take opportunities to improve connectivity of habitats within site and to wider GI network. • Incorporation of waste facilities to service the open space. • Appropriate measures to be put in place to preserve and enhance the biodiversity of the SNCI – consult with Surrey Wildlife Trust and Natural England. • Investigate whether allocation of SANG containing Common Land is appropriate – consult with DEFRA. • Design of development should facilitate the reduction of waste by providing waste/recycling facilities. 	

Mount Hermon East 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/0048/MNTE, SHLAAMHE012: Land to the south of Old Woking Road (Shey Copse), GU22 8HR
1.98 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	Would the development of the site / policy option: <ul style="list-style-type: none"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & 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 & 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 make a significant contribution to meeting overall housing requirement, including affordable housing. The yield is tbc (SHLAA, 2014), however 57 residential dwellings are calculated at an indicative density of 30dph based on the site area. As a greenfield site, 50% affordable housing provision would be required. Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs. Optimising/mitigating measures: <ul style="list-style-type: none"> • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and	Would the development of the site / policy option:	Targets: increased life expectancy and proportion	0	0	0	Development will bring about positive impact on health and wellbeing via providing decent homes.

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<p>wellbeing of the population and reduce inequalities in health</p>	<ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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 beyond walking distance of the nearest centre (2000-2400m access by foot to nearest centre).</p> <p>The site is well located in terms of access to the nearby recreation ground at Pyrford Common.</p> <p>The site is presently used for recreational use by scouts. This use would be lost unless relocated elsewhere.</p> <p>Development of the site would contribute to the provision of open space – new and existing residents are likely to benefit from open space provided to support the site development.</p> <p>The positive impact arising from decent homes is outweighed by loss of the recreational use. Overall a neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Provision of open space and green infrastructure – with links to surrounding GI network • Relocation of existing recreational use
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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,</p>

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						<p>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>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. Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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)
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<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"> • 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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1.98 hectare site for residential including Affordable Housing

		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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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's accessibility to local services and facilities is mixed:</p> <ul style="list-style-type: none"> • 2000-2400m access by foot to nearest centre (beyond suitable walking distance) • 1333-2666m access by bicycle to nearest centre • 2000-2400m access by foot to nearest centre • shopping parade to the north in East Hill • 6-10min distance to nearest GP • 6-10min distance to nearest primary school • 31-35min distance to nearest secondary school • 10-20min distance to Woking town centre • 30-45min distance to nearest railway station <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 of the site would bring forward green infrastructure – this could provide increased access to play and recreation. However, development would also lead to the loss of a community use (outdoor activity space for scouts), unless an alternative site is found.</p> <p>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Provision of alternative space for community activities (scouts)

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

6. Make the best use	Would the development of the site / policy	Targets: 70% of new	0	0	0	Development impacts are predicted to be neutral.
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SITE/0048/MNTE, SHLAAMHE012: Land to the south of Old Woking Road (Shey Copse), GU22 8HR 1.98 hectare site for residential including Affordable Housing						
of previously developed land and existing buildings	<p>option:</p> <ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<p>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>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 site is in close proximity to the existing urban area (albeit on the opposite side of Old Woking Road) including bus routes, cycle routes and public footpaths, and has 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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land, and there are no known contamination issues.
9. Conserve and	Would the development of the site / policy	Targets: maintain and	-	-	-	The site is designated as Green Belt land and is currently

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<p>enhance biodiversity</p>	<p>option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<p>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>used as outdoor activity space for scouts (green space and woodland). The site is heavily wooded. Trees are protected by a Tree Preservation Order. The features of the site may hold biodiversity value, which would be negatively impacted upon in the short-term.</p> <p>The site lies outside of but just to the north of the defined Escarpment and Rising Ground of Landscape Importance. Nearby Pyrford Common is a Site of Nature Conservation Importance (SNCI).</p> <p>The site has the potential to include landscaping, improved green links, and large areas of open space, which may have benefits to biodiversity.</p> <p>As the site is within 5km of the Thames Basin Heaths Special Protection Area (SPA), a financial contribution towards SANG and SAMM would be required.</p> <p>Optimising/mitigating measures: Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site; Contribution towards SANG and SAMM of the SPA; Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site (such as tree belts), and create linkages with the existing green infrastructure (GI) network (such as Pyrford Common SNCI). Contribution towards SANG and SAMM of 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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? 	<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>	<p>-</p>	<p>-</p>	<p>-</p> <p>The site is designated as Green Belt land and is just north of the Escarpment and Rising Ground of Landscape Importance. It lies south of the clear demarcation of the existing urban area, formed by Old Woking Road. The character of this south side of Old Woking Road is markedly different from that of the urban area opposite; it is more rural and wooded. As such this land fulfils an important role in terms of containing this southern edge of the town, preventing development from extending up to or beyond the very significant ridge of land that runs from west to east (the Escarpment).</p> <p>Adverse impacts on important landscapes can in part be mitigated by through careful site layout and design</p>

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	<ul style="list-style-type: none"> • improve access to the natural and historic environment and cultural assets? 	<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.</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>There is an Area of High Archaeological Potential to the south west of the site but this is unlikely to be affected.</p> <p>Optimising/mitigating measures: Detailed site layout and design to reduce visual impact of development on important landscapes, including the adjacent Escarpment and Rising Ground of Landscape Importance; Retain protected trees and improve landscaping to reduce visual impacts; Improved links to green infrastructure (GI) network to enhance biodiversity and improve access to natural landscape surrounding 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and</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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</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>Carbon emissions will be increased from private car use as a result of the development of this site due to its location.</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 overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the location of the site against the implementation of 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. 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>

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	Sustainable travel covered by SA15					
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"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	<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"> support a reduction in the generation of waste? minimise waste in the construction process? 	<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"> 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? 	<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.</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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	<ul style="list-style-type: none"> provide adequate wastewater and sewerage infrastructure? 	<p>Borough remains poor/moderate; consumption of water remains high.</p>				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"> reduce the need to travel, particularly by car/van/lorry? reduce the need for car ownership? support improved provision for cycling? support improved provision for walking? affect public rights of way? support improved access to public transport? support the provision of a safe transport network? be accommodated within the existing public transport constraints? lead to development within a main town, district or local centre? improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 beyond within walking distance of a local centre but is within reach of the shopping parade at East Hill, so has some limited connection to the existing urban area to the north. The positive impacts are marginal.</p> <p>There is good accessibility to a primary school and GP (within walking distance).</p> <p>Development of the site could bring an opportunity to improve accessibility to nearby local centres and the railway station, through the provision of new/improved sustainable transport infrastructure.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and additional bus services.</p>
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> encourage diversity and quality of employment in the Borough? encourage provision of jobs accessible to local residents? 	<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>As an allocation for residential development, employment issues are largely inapplicable.</p> <p>Optimising/mitigating measures: None.</p>

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<p>development and education for all</p>	<ul style="list-style-type: none"> • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>The development of the site could support the vitality of the nearby shopping in East Hill, however this impact is considered to be limited, hence the neutral score.</p> <p>Optimising/mitigating measures: None.</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	The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Positive health impacts with provision of open space and improved pedestrian links as part of development; Loss of community use (activity area for scouts) unless alternative provision is made.
Summary of Environmental Impacts & Issues	Loss of Green Belt and greenfield land; Proximity to environmentally sensitive areas – Pyrford Common SNCI; Proximity to important landscapes – Escarpment and Rising Ground of Landscape Importance; Proximity to Area of High Archaeological Potential; Opportunity to improve provision of, and connectivity to surrounding, GI assets; Development would adversely affect rural character and landscape.
Summary of Economic Impacts & Issues	A residential site increases the supply of land for housing and plays a role in supporting local services such as the shopping parade.

- Summary of optimising/mitigating measures:
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
 - Affordable housing to be 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)
 - Provision of open space and green infrastructure – with links to surrounding GI network
 - Relocation of existing recreational use
 - 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
 - Provision of alternative space for community activities (scouts)
 - Provision of essential infrastructure to support communities as part of development proposals – sustainable transport and green infrastructure;
 - Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site;
 - Contribution towards SANG and SAMM of the SPA;
 - Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site (such as tree belts), and create linkages with the existing green infrastructure (GI) network (such as Pyrford Common SNCI);
 - Detailed site layout and design to reduce visual impact of development on important landscapes, including the adjacent Escarpment and Rising Ground of Landscape Importance;
 - Retain protected trees and improve landscaping to reduce visual impacts;
 - Contribution towards SANG and SAMM of the SPA;
 - Improved links to green infrastructure (GI) network to enhance biodiversity and improve access to natural landscape surrounding the site;

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- Contribute to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution;
- 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;
- Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and additional bus services.

Old Woking 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/0021/OWOK, SHLAAOW021: Land to the south of Carters Lane, Old Woking, GU22 8JQ
Tbc site for open space, leisure and recreational 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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & 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 & 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	Would the development of the site / policy option:	Targets: increased life expectancy and proportion of people describing their	+	+	+	Access to public recreation space is shown to improve peoples' wellbeing, and improving the recreational facilities in this area will promote healthy lifestyles.

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<p>population and reduce inequalities in health</p>	<ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 falls within land classed as Flood Zone 2 and 3, and there are drainage channels surrounding the site. However no built form proposed, rather use as recreational open space.</p> <p>Open space is capable of acting as functional floodplain with no built development, it is not considered to be a use vulnerable to flooding. Preserving this area as open space can assist in reducing flood risk in nearby urban areas. Consultation with the Environment Agency would be required.</p> <p>The development would not exacerbate flood risk elsewhere. Available information suggests pluvial flooding in the locality. 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</p>

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						score. Optimising/mitigating measures: <ul style="list-style-type: none"> • Flood Risk Assessment • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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>The development would not reduce poverty or crime but would assist in reducing social exclusion</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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? 	<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"> • 400-800m access by foot to nearest centre (within suitable walking distance) • 0-1333m access by bicycle to nearest centre

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Tbc site for open space, leisure and recreational use

	<ul style="list-style-type: none"> • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<p>Trends: increased accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> • 30-45min distance to nearest railway station • 16-20 minutes walk to a primary school • 16-20 minutes walk to a secondary school • 0-5 minutes walk to a GP • 10-20min distance to Woking town centre <p>The site is outside of the nearest centre but is within reasonable walking distance of key services and facilities therein.</p> <p>Allocation of the site for leisure/recreation uses would bring forward open space and provide the community with informal recreation facilities; it would also increase accessibility to the historic environment of Woking Palace.</p> <p>The development would help to support existing services and facilities in the community.</p> <p>The negative impact of the site's location outside of a centre is balanced by the greater positive impact of the provision of this new semi-natural open space. Overall a positive impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Development to improve accessibility to and within the site by sustainable transport modes – public footpaths and cycle routes to be created/improved
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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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>The greenfield site would be developed into open space – a green infrastructure use, therefore leading to a neutral score.</p>
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SITE/0021/OWOK, SHLAAOW021: Land to the south of Carters Lane, Old Woking, GU22 8JQ Tbc site for open space, leisure and recreational use						
		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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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	Development impacts are 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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 would be a neutral impact on this SA objective. The site is not classified as high quality Agricultural Land. The proximity of the Sewerage Works should be taken into account in detailed design and considering contamination issues.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>To the north of the site lies Hoe Stream Fields SNCI; to the east lies Roundbridge Farm SNCI; the site lies within a Biodiversity Opportunity Area. As the allocation is for green infrastructure, there is an opportunity to preserve and enhance existing habitats and biodiversity, and create new habitats and biodiversity. The introduction of multi-functional green infrastructure assets can deliver both recreational and biodiversity functions, and connect habitats via GI corridors.</p> <p>Recreation uses would be incorporated that have a minimal impact on environmentally sensitive areas. Links to the wider GI network would be created and improved.</p> <p>Optimising/mitigating measures: Retain, enhance and create habitats and features which have biodiversity value, including Hoe Stream Fields SNCI, Oldhall Copse SNCI, and Roundbridge Farm SNCI;</p>

SITE/0021/OWOK, SHLAAOW021: Land to the south of Carters Lane, Old Woking, GU22 8JQ

Tbc site for open space, leisure and recreational use

						Detailed design of open space to improve connectivity of habitats within site and to wider GI network (e.g. by including GI corridors); Provision of GI assets which demonstrate multi-functionality. Surrey Wildlife Trust to be consulted with regards to Biodiversity Opportunity Area status. Incorporate low-key recreation uses which would have a minimal impact on environmentally sensitive areas.
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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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 classed as Green Belt land. Allocating the site for green infrastructure would provide a number of benefits, including:</p> <ul style="list-style-type: none"> • opportunities to improve the Borough's green infrastructure assets and enhance nature conservation and biodiversity; • lead to the improved management and restoration of Woking Palace and its historic environment; • Improve access to the natural and historic environment. <p>Historic landscape surrounding the site includes:</p> <ul style="list-style-type: none"> • Woking Palace Scheduled Ancient Monument and Area of High Archaeological Potential; • Grade II Listed Buildings on Carters Lane and on High Street; • Old Woking Village Conservation Area; • St Peter's Church Grade I Listed Building and Area of High Archaeological Potential; • Locally listed building at the Sewerage Works. <p>Optimising/mitigating measures: Sensitively designed to have minimal impact on important natural and historic landscape; Development to seek to restore or enhance historic features; Incorporate low-key leisure, recreation and heritage uses that will have minimal impact on the surrounding landscape; Development to seek to retain important landscape features (including trees and hedges) and create new features; Archaeological assessment to be conducted, and any appropriate mitigation measures to be incorporated. Development to pay regard to heritage assets and their setting.</p>
11. Reduce the causes of climate change – particularly by increasing energy	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? 	<p>Targets: decrease in carbon emissions and increase energy from renewable sources.</p>	+	+	+	<p>Green infrastructure is vital to enable people and wildlife to adapt to the rising temperatures and extreme weather events associated with climate change. GI helps to mitigate climate change by reducing greenhouse gas emissions. A well-</p>

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<p>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"> • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p><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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>planned network of GI reduces fragmentation of the landscape and facilitates migration of species to new and more favourable habitats. The allocation of open space therefore has benefits in improving an area's resilience to 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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	<p>The allocation is unlikely to have direct impacts on the use of resources.</p>
<p>13. Reduce waste generation and disposal and achieve sustainable</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support a reduction in the generation of waste? 	<p>Targets: decrease amount of waste produced per capita; increase percentage of</p>	0	0	0	<p>Allocation would have a negligible effect on this SA objective.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of</p>

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management of waste	<ul style="list-style-type: none"> minimise waste in the construction process? 	<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>				waste by providing waste/recycling facilities.
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"> 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? 	<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	The site is adjacent to the River Wey to the south and Hoe Stream to the north. The site is also located within a High Risk Ground Water area and on a minor aquifer. Preserving this land as green infrastructure would have a negligible effect on this SA objective.
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"> reduce the need to travel, particularly by car/van/lorry? reduce the need for car ownership? support improved provision for cycling? support improved provision for walking? affect public rights of way? support improved access to public transport? support the provision of a safe transport network? be accommodated within the existing public transport constraints? lead to development within a main town, district or local centre? improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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>Development of the site as a Heritage / Country Park brings an opportunity to increase accessibility of leisure and recreation space to existing and new residents in the local area and reduce their need to travel to alternative facilities. There is also the opportunity for improved provision for walking and cycling to the site. Public rights of way would be protected and enhanced as part of the scheme.</p> <p>Optimising/mitigating measures: Improved provision for walking/cycling to increase accessibility within the site, and to and from the site from the surrounding urban area. Retention and enhancement of public rights of way.</p>

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		<p>(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>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for green infrastructure, employment issues are largely inapplicable. The creation of a Country / Heritage Park provides a minor opportunity for job creation.</p>

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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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	The development of this site would facilitate the revitalisation and restoration of a valuable historic asset, and potentially increase the economic benefit derived from the historic environment.

Overall Conclusions

Summary of Social Impacts & Issues	<p>Improvement of wellbeing and healthy lifestyles through provision of low-key recreation opportunities;</p> <p>Improved access for existing and new residents to leisure and recreation facilities, and to historic environment;</p> <p>Majority of site within Flood Zone 2 and 3, and there is likely to be a surface water flood risk;</p> <p>Preserving and enhancing the green infrastructure of this area can help reduce flood risk to adjacent urban area.</p>
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Summary of Environmental Impacts & Issues	<p>Protect and enhance important nature conservation assets and landscape features, including Hoe Stream Fields SNCI, Roundbridge Farm SNCI, Oldhall Copse SNCI, River Wey wildlife corridor, and valuable trees and hedges.</p> <p>Proximity of sewage works;</p> <p>Affect of increased lighting on biodiversity;</p> <p>Opportunity to enhance biodiversity by creating new green infrastructure assets – site is within Biodiversity Opportunity Area;</p> <p>Improve sustainable transport access (pedestrian links, cycle links, bus services) to reduce reliance on car;</p> <p>Allocation for green infrastructure preserves landscape character;</p> <p>Improve connections to wider GI network to improve habitat connectivity;</p> <p>Helps support the preservation of water quality of River Wey and Hoe Stream, and of a High Risk Ground Water area and minor aquifer;</p>
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	Open space can provide a range of environmental benefits, including adaptation to climate change; Increased accessibility for enjoyment of residents the natural and historic assets and landscapes of Woking; Affect on heritage assets and their setting, including Woking Palace, Listed Buildings, Locally listed buildings and Old Woking Village Conservation Area.
Summary of Economic Impacts & Issues	Facilitates the revitalisation and restoration of a valuable historic asset, and increases the economic benefit derived from the historic environment.
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Flood Risk Assessment • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance • Development to improve accessibility to and within the site by sustainable transport modes – public footpaths and cycle routes to be created/improved • Development of the site to incorporate low-key recreation and leisure uses that will have a minimal impact on surrounding landscape. • Development to improve accessibility to and within the site by sustainable transport modes – public footpaths, cycle routes, bus services to be created/improved. • Detailed design and site layout to take into account proximity of sewage works; • Retain, enhance and create habitats and features which have biodiversity value, including Hoe Stream Fields SNCI, Oldhall Copse SNCI, and Roundbridge Farm SNCI; • Detailed design of open space to improve connectivity of habitats within site and to wider GI network (e.g. by including GI corridors); • Provision of GI assets which demonstrate multi-functionality. • Surrey Wildlife Trust to be consulted with regards to Biodiversity Opportunity Area status. • Development to be sensitively designed to have minimal impact on important natural and historic landscape (including consideration of lighting); • Development to seek to restore or enhance historic features; • Development to seek to retain important landscape features (including trees and hedges) and create new features; • Archaeological assessment to be conducted, and any appropriate mitigation measures to be incorporated. • Design of development and site layout to pay regard to heritage assets and their setting. • Design of development should facilitate the reduction of waste by providing waste/recycling facilities. • Retention and enhancement of public rights of way. 	

**SITE/0022/OWOK, SHLAA n/a: First SANG at Gresham Mill, High Street, Old Woking, GU22 9LH
9.9 hectare as Suitable Accessible Natural Greenspace (SANG)**

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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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</p>	+	+	+	<p>Access to informal public recreation space is shown to improve peoples' wellbeing, and improving the recreational facilities in this area will promote healthy lifestyles.</p> <p>The provision of SANG in this location offers the opportunity to improve coverage around Old Woking, and generally improve connections and accessibility between the various open spaces in this part of the Borough, thereby encouraging active pursuits.</p>

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		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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 falls within land classed as Flood Zone 2 and 3 – the River Wey network runs through parts of the site. However no built form proposed, rather use as recreational open space.</p> <p>Open space is capable of acting as functional floodplain with no built development, it is not considered to be a use vulnerable to flooding. Preserving this area as open space can assist in reducing flood risk in nearby urban areas.</p> <p>The development would not exacerbate flood risk elsewhere.</p> <p>Available information suggests pluvial flooding in the locality. The Environment Agency has also identified a 50% surface water flood risk. 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"> • Flood Risk Assessment • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming</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>The development would not reduce poverty or crime but would assist in reducing social exclusion</p> <p>Careful design of the scheme could reduce the fear of crime.</p>

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		benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				Optimising/mitigating measures: <ul style="list-style-type: none"> Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? help support existing community facilities? help support the provision of religious cultural uses? 	<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 outside of the nearest centre and is beyond reasonable walking distance of key services and facilities therein.</p> <p>However the development would help to support existing services and facilities in the community.</p> <p>Allocation of the site for SANG would bring forward open space and provide the community with informal recreation facilities; it would also increase accessibility to other open spaces within the area.</p> <p>The negative impact of the site's location outside of a centre is balanced by the greater positive impact of the provision of this new semi-natural open space. Overall a positive impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community. Public footpaths to/from site to be created/improved – particularly from Old Woking to the north
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"> support the use of and remediation of previously developed land? support higher density development and/or a mix of uses? encourage the re-use of existing buildings? result in the loss of greenfield land (including 	<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</p>	0	0	0	The greenfield site would be developed into open space – a green infrastructure use, therefore leading to a neutral score.

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	gardens)? <ul style="list-style-type: none"> • support the restoration of vacant / contaminated land? 	employment areas. <i>Source: Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	Would the development of the site / policy option: <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i> Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i> Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Development impacts are predicted to be neutral..
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option: <ul style="list-style-type: none"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	There would be a neutral impact on this SA objective. The site is not classified as high quality Agricultural Land.
9. Conserve and enhance biodiversity	Would the development of the site / policy option: <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	Targets: maintain and enhance biodiversity. <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.	++	++	++	As an allocation for SANG, the impacts of residential development in Woking Borough upon the European-protected bird habitat of the Thames Basin Heaths Special Protection Area (SPA) are mitigated – the allocation would make a positive contribution to this SA objective by preserving and protecting existing habitats elsewhere, and avoiding recreational impacts on the SPA. The River Wey SNCI runs adjacent to the western boundary of the site, and the site lies within a Biodiversity Opportunity Area. There is an opportunity to improve biodiversity at this site by including multi-functional green infrastructure – which delivers both biodiversity and recreational functions. Optimising/mitigating measures: Retain and enhance habitats and features which have biodiversity value;

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						Detailed design of open space to preserve environmentally sensitive areas and improve connectivity of habitats within site and to wider GI network – including the River Wey SNCI (e.g. by including GI corridors); Provision of GI assets which demonstrate multi-functionality. Surrey Wildlife Trust to be consulted with regards to Biodiversity Opportunity Area status.
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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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 classed as Green Belt land. Allocating the site for open space would not adversely affect the character of the landscape, and can be developed for green infrastructure and recreational needs without affecting the overall integrity of the landscape.</p> <p>The allocation of SANG would make accessible for enjoyment that natural assets and landscapes of Woking, therefore contributing positively towards this objective. There is also an opportunity to enhance existing green infrastructure in the Borough.</p> <p>Historic landscape includes the locally listed Gresham Press adjacent to the site, and the Area of High Archaeological Potential in Old Woking Village to the north.</p> <p>Optimising/mitigating measures: Increase access to open space by improving pedestrian/cycling links to/from the site. Development to pay regard to heritage assets and their setting.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green 	<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 & CS22.</i></p>	+	+	+	<p>Green infrastructure is vital to enable people and wildlife to adapt to the rising temperatures and extreme weather events associated with climate change. GI helps to mitigate climate change by reducing greenhouse gas emissions. A well-planned network of GI reduces fragmentation of the landscape and facilitates migration of species to new and more favourable habitats. The allocation of open space therefore has benefits in improving an area's resilience to climate change.</p>

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	<p>infrastructure?</p> <ul style="list-style-type: none"> increase the capacity of the habitat to act as a carbon sink? increase the resilience of the habitat to climate change impacts? support the implementation of the Code for Sustainable Homes and BREEAM? <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>				
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"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	<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 allocation is unlikely to have direct impacts on the use of resources.
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"> support a reduction in the generation of waste? minimise waste in the construction process? 	<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	Allocation would have a negligible effect on this SA objective. Optimising/mitigating measures: Design of development should facilitate the reduction of waste by providing waste/recycling facilities.
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"> 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? 	<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	The site is adjacent to the River Wey network. The site also lies within a High Risk Ground Water area and on a minor aquifer. Preserving this land as green infrastructure would have a negligible effect on this SA objective.
15. Reduce the need to travel, encourage safe, sustainable	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> reduce the need to travel, particularly by 	<p>Targets: decrease travel by car; decrease need to travel and distance travelled;</p>	+	+	+	Development of the site for SANG brings an opportunity to increase accessibility of leisure and recreation space to existing and new residents in the local area – particularly

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<p>transport options and make the best use of existing transport infrastructure</p>	<p>car/van/lorry?</p> <ul style="list-style-type: none"> • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>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 & 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>those of the Gresham Mill development, and reduce their need to travel to alternative facilities. There is also the opportunity for improved provision for walking and cycling to and from and within the site.</p> <p>Optimising/mitigating measures: Improved provision for walking/cycling to increase accessibility within the site, and to and from the site from the surrounding urban area – particularly from Old Woking to the north.</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>As an allocation for SANG, employment issues are largely inapplicable.</p>
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		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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	Although it is important to recognise the value open space has in creating places that are attractive for economic development, it is not considered that allocation of this site for open space has a direct impact on this objective.
Overall Conclusions						
Summary of Social Impacts & Issues	<p>Improvement of wellbeing and healthy lifestyles through provision of informal recreation opportunities; Improved access for existing and new residents to leisure and recreation facilities; Majority of site within Flood Zone 2 and 3, and there is a 50% surface water flood risk; Preserving this area as green infrastructure can help reduce flood risk to adjacent urban area.</p>					
Summary of Environmental Impacts & Issues	<p>Protect and enhance existing biodiversity through provision of multi-functional green infrastructure and links to wider GI network; Provision of SANG preserves biodiversity of the Thames Basin Heaths SPA; Improve sustainable transport access (pedestrian links, cycle links) to reduce reliance on car – particularly from Old Woking to north of site; Allocation for green infrastructure preserves landscape character; Improve connections to wider GI network to improve habitat connectivity – particularly that of River Wey SNCI; Opportunity to enhance biodiversity as site within Biodiversity Opportunity Area; Supports the preservation of water quality of River Wey, and of a High Risk Ground Water area and a minor aquifer; Open space can provide a range of environmental benefits, including adaptation to climate change; Increased accessibility for enjoyment of residents the natural assets and landscapes of Woking; Affect on nearby heritage assets and their setting, including locally listed Gresham Press.</p>					
Summary of	Minimal impact					

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Economic Impacts &
Issues

Summary of optimising/mitigating measures:

- Flood Risk Assessment
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community.
- Public footpaths to/from site to be created/improved – particularly from Old Woking to the north
- Provision of improved accessibility to open space via pedestrian/cycle links – particularly from Old Woking to north of site;
- Improvement of public footpaths within site (to fulfil Natural England requirements for SANG development).
- Design of SANG to pay regard to environmentally sensitive area of River Wey SNCI.
- Detailed design of SANG to take opportunities to improve connectivity of habitats within site and to wider GI network – particularly River Wey SNCI.
- Design of development to pay regard to heritage assets and their setting, including locally listed Gresham Press.
- Incorporation of waste facilities to service the open space.
- Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended.

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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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>	0	0	0	<p>Access to open greenspace is shown to improve peoples' wellbeing, and improving the recreational facilities in this area will promote healthy lifestyles.</p> <p>The provision of SANG in this location offers the opportunity to improve coverage around Old Woking, and generally improve connections and accessibility between the various open spaces in this part of the Borough, thereby encouraging active pursuits.</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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 falls within land classed as Flood Zone 2 and 3 – the River Wey network runs through parts of the site. However no built form proposed, rather use as recreational open space.</p> <p>Open space is capable of acting as functional floodplain with no built development, it is not considered to be a use vulnerable to flooding. Preserving this area as open space can assist in reducing flood risk in nearby urban areas.</p> <p>The development would not exacerbate flood risk elsewhere.</p> <p>Available information suggests pluvial flooding in the locality. The Environment Agency has also identified a 50% surface water flood risk. 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"> • Flood Risk Assessment • Design of the development would have to take into

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						account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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>The development would not reduce poverty or crime but would assist in reducing social exclusion</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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community 	<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</p>	+	+	+	<p>The site is outside of the nearest centre and is beyond reasonable walking distance of key services and facilities therein.</p> <p>However, the development would help to support existing services and facilities in the community.</p> <p>Allocation of the site for SANG would bring forward open space and provide the community with informal recreation facilities; it would also increase accessibility to other open</p>

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	<p>facilities?</p> <ul style="list-style-type: none"> • help support the provision of religious cultural uses? 	years.				<p>spaces within the area.</p> <p>The negative impact of the site's location outside of a centre is balanced by the greater positive impact of the provision of this new semi-natural open space. Overall a positive impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community. • Public footpaths to/from site to be created/improved – particularly from Old Woking to the north
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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 greenfield site would be developed into open space – a green infrastructure use, therefore leading to a neutral score.</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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? 	<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>Development impacts are predicted to be neutral.</p>

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	<ul style="list-style-type: none"> ensure people are not exposed to light pollution? 	Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid development on Agricultural Land classed as Grade 1, 2 or 3a? support the remediation of contaminated land? reduce the risk of creating further contamination? 	<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 would be a neutral impact on this SA objective. The site is not classified as high quality Agricultural Land.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid landtake of identified (including protected) habitats? avoid fragmentation, and increase connectivity, of habitats? avoid recreational impacts on habitats? avoid adverse hydrological impacts on habitats? avoid the impacts of vehicle emissions on habitats? avoid the impact of light on habitats? preserve and protect existing habitats? provide opportunities for enhancement and/or creation of biodiversity? 	<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>As an allocation for SANG, the impacts of residential development in Woking Borough upon the European-protected bird habitat of the Thames Basin Heaths Special Protection Area (SPA) are mitigated – the allocation would make a positive contribution to this SA objective by preserving and protecting existing habitats elsewhere, and avoiding recreational impacts on the SPA.</p> <p>Approximately half of the site at the northern end is designated as Mill Moor SNCI, and the site is adjacent to River Wey SNCI. The site also lies within a Biodiversity Opportunity Area. There is, however, an opportunity to improve biodiversity at this site by including multi-functional green infrastructure – which delivers both biodiversity and recreational functions, and connects habitats.</p> <p>A protected belt of trees (subject to TPO) also runs along the north east boundary of the site, which would need to be preserved.</p> <p>Optimising/mitigating measures: Retain and enhance habitats and features which have biodiversity value, including Mill Moor SNCI and protected trees; Detailed design of open space to preserve environmentally sensitive areas and improve connectivity of habitats within site and to wider GI network (e.g. by including GI corridors); Provision of GI assets which demonstrate multi-functionality. Surrey Wildlife Trust to be consulted with regards to Biodiversity Opportunity Area status.</p>

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<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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>++</p>	<p>++</p>	<p>++</p>	<p>The site is classed as Green Belt land. Allocating the site for open space would not adversely affect the character of the landscape, and can be developed for green infrastructure and recreational needs without affecting the overall integrity of the landscape.</p> <p>The allocation of SANG would make accessible for enjoyment that natural assets and landscapes of Woking, therefore contributing positively towards this objective. There is also an opportunity to enhance existing green infrastructure in the Borough.</p> <p>Historic landscape includes the locally listed Gresham Press adjacent to the site, and the Area of High Archaeological Potential in Old Woking Village to the north.</p> <p>Approximately half of the northern part of the site is designated as Common Land.</p> <p>Optimising/mitigating measures: Increase access to open space by improving pedestrian/cycling links to/from the site. Development to pay regard to heritage assets and their setting. Further investigation around inclusion of Common Land – consultation with Defra required.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? 	<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>+</p>	<p>+</p>	<p>+</p>	<p>Green infrastructure is vital to enable people and wildlife to adapt to the rising temperatures and extreme weather events associated with climate change. GI helps to mitigate climate change by reducing greenhouse gas emissions. A well-planned network of GI reduces fragmentation of the landscape and facilitates migration of species to new and more favourable habitats. The allocation of open space therefore has benefits in improving an area's resilience to climate change.</p>

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	<ul style="list-style-type: none"> • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 & 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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 allocation is unlikely to have direct impacts on the use of resources.
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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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	0	<p>Allocation would have a negligible effect on this SA objective.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste by providing waste/recycling facilities.</p>

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		decrease in waste going to landfill.				
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"> • 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? 	<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	The site is adjacent to the River Wey network. The site also lies within a High Risk Ground Water area and on a minor aquifer. Preserving this land as green infrastructure would have a negligible effect on this SA objective.
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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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</p>	+	+	+	<p>Development of the site for SANG brings an opportunity to increase accessibility of leisure and recreation space to existing and new residents in the local area – particularly those of the Gresham Mill development, and reduce their need to travel to alternative facilities. There is also the opportunity for improved provision for walking and cycling to and from and within the site.</p> <p>Optimising/mitigating measures: Improved provision for walking/cycling to increase accessibility within the site, and to and from the site from the surrounding urban area – particularly from Old Woking to the north.</p>

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		May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and 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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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	As an allocation for SANG, employment issues are largely inapplicable.
17. Provide a range of commercial development	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable 	Targets: increase in registered businesses; decrease in amount of	0	0	0	Although it is important to recognise the value open space has in creating places that are attractive for economic development, it is not considered that allocation of this site

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<p>opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres</p>	<p>employment/jobs?</p> <ul style="list-style-type: none"> • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<p>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>for open space has a direct impact on this objective.</p>
Overall Conclusions						
<p>Summary of Social Impacts & Issues</p>	<p>Improvement of wellbeing and healthy lifestyles through provision of informal recreation opportunities; Improved access for existing and new residents to leisure and recreation facilities; Majority of site within Flood Zone 2 and 3, and there is a 50% surface water flood risk; Preserving this area as green infrastructure can help reduce flood risk to adjacent urban area.</p>					
<p>Summary of Environmental Impacts & Issues</p>	<p>Protect and enhance existing biodiversity through provision of multi-functional green infrastructure and links to wider GI network; Provision of SANG preserves biodiversity of the Thames Basin Heaths SPA; Improve sustainable transport access (pedestrian links, cycle links) to reduce reliance on car – particularly from Old Woking to north of site; Allocation for green infrastructure preserves landscape character; Improve connections to wider GI network to improve habitat connectivity – particularly that of River Wey SNCI and Mill Moor SNCI. Opportunity to enhance biodiversity as site within Biodiversity Opportunity Area; Supports the preservation of water quality of River Wey, and of a High Risk Ground Water area and minor aquifer; Open space can provide a range of environmental benefits, including adaptation to climate change; Increased accessibility for enjoyment of residents the natural assets and landscapes of Woking; Affect on nearby heritage assets and their setting, including locally listed Gresham Press. Affect on land designated as Common Land. Presence of valuable, protected trees (subject to TPO) along north east boundary of site.</p>					
<p>Summary of Economic Impacts &</p>						

**SITE/0023/OWOK, SHLAA n/a: Second SANG at Gresham Mill, High Street, Old Woking, GU22 9LH
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Issues

Summary of optimising/mitigating measures:

- Flood Risk Assessment
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Adequate level of accessibility to be achieved to fulfil Natural England requirements and improve access to recreation for local community.
- Public footpaths to/from site to be created/improved – particularly from Old Woking to the north
- Provision of improved accessibility to open space via pedestrian/cycle links – particularly from Old Woking to north of site, and Gresham Mill development.
- Improvement of public footpaths within site (to fulfil Natural England requirements for SANG development).
- Design of SANG to pay regard to environmentally sensitive areas of River Wey SNCI and Mill Moor SNCI.
- Design of SANG to retain and enhance protected tree belt to north west of site, subject to TPO.
- Detailed design of SANG to take opportunities to improve connectivity of habitats within site and to wider GI network.
- Design of development to pay regard to heritage assets and their setting, including locally listed Gresham Press.
- Incorporation of waste facilities to service the open space.
- Take actions to contribute to enhancement of Biodiversity Opportunity Area – consultation with Surrey Wildlife Trust recommended.
- Further investigation required regarding inclusion of Common Land – consultation with DEFRA required.

**SITE/0024/OWOK, SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ
65.7 hectare site for Heritage Parkland/Country Park (green infrastructure)**

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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>	+	+	+	Access to public recreation space is shown to improve peoples' wellbeing, and improving the recreational facilities in this area will promote healthy lifestyles.

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65.7 hectare site for Heritage Parkland/Country Park (green infrastructure)**

	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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>The site falls within land classed as Flood Zone 2 and 3 – the River Wey runs against the southern site boundary, and the Hoe Stream to the north of the site. However no built form proposed, rather use as recreational open space.</p> <p>Open space is capable of acting as functional floodplain with no built development, it is not considered to be a use vulnerable to flooding. Preserving this area as open space can assist in reducing flood risk in nearby urban areas. Consultation with the Environment Agency would be required. However a neutral score has been given to reflect the fact that some of the land is already open space. The development would not exacerbate flood risk elsewhere.</p> <p>Available information suggests pluvial flooding in the locality. The Environment Agency has also identified a 20% surface water flood risk. 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>

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65.7 hectare site for Heritage Parkland/Country Park (green infrastructure)**

						<ul style="list-style-type: none"> Flood Risk Assessment Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> address issues of deprivation? help improve social inclusion? support safe communities by reducing crime levels? help reduce the fear of crime? ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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>The development would not reduce poverty but would assist in reducing social exclusion and could assist crime reduction.</p> <p>The isolation of the monument has led to crime issues and some of the remaining buildings have been the target of arson attacks. Improved usage of this site brings an opportunity to bring the monument and adjoining grounds into active use, which would reduce vulnerability of the site to vandalism.</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"> Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, 	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local</p>	+	+	+	<p>The site is outside of the nearest centre and is beyond reasonable walking distance of key services and facilities therein.</p> <p>However, the development would help to support existing services and facilities in the community.</p> <p>Allocation of the site as a Heritage Park / Country Park</p>

SITE/0024/OWOK, SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ 65.7 hectare site for Heritage Parkland/Country Park (green infrastructure)						
	<p>cultural assets, historic environment?</p> <ul style="list-style-type: none"> • help support existing community facilities? • help support the provision of religious cultural uses? 	<p>services by public transport over last three years.</p>				<p>would bring forward open space and provide the community with informal recreation facilities; it would also increase accessibility to the historic environment of Woking Palace.</p> <p>The negative impact of the site's location outside of a centre is balanced by the greater positive impact of the provision of this new open space. Overall a positive impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Development to improve accessibility to and within the site by sustainable transport modes – public footpaths and cycle routes to be created/improved
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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 greenfield site would be developed into open space – a green infrastructure use, therefore leading to a neutral score.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? 	<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>Development impacts are predicted to be neutral.</p>

SITE/0024/OWOK, SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ 65.7 hectare site for Heritage Parkland/Country Park (green infrastructure)						
	<ul style="list-style-type: none"> ensure people are not exposed to light pollution? 	Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid development on Agricultural Land classed as Grade 1, 2 or 3a? support the remediation of contaminated land? reduce the risk of creating further contamination? 	<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 would be a neutral impact on this SA objective. The site is not classified as high quality Agricultural Land. The proximity of the Sewerage Works should be taken into account in detailed design and considering contamination issues.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid landtake of identified (including protected) habitats? avoid fragmentation, and increase connectivity, of habitats? avoid recreational impacts on habitats? avoid adverse hydrological impacts on habitats? avoid the impacts of vehicle emissions on habitats? avoid the impact of light on habitats? preserve and protect existing habitats? provide opportunities for enhancement and/or creation of biodiversity? 	<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>To the north of the site lies Hoe Stream Fields SNCI; to the east lies Roundbridge Farm SNCI; within the site is Oldhall Copse SNCI; the site lies within a Biodiversity Opportunity Area and abuts the River Wey to the south, which is an important wildlife corridor. As the allocation is for green infrastructure, there is an opportunity to preserve and enhance existing habitats and biodiversity, and create new habitats and biodiversity. The introduction of multi-functional green infrastructure assets can deliver both recreational and biodiversity functions, and connect habitats via GI corridors.</p> <p>Recreation uses would be incorporated that have a minimal impact on environmentally sensitive areas. Links to the wider GI network would be created and improved.</p> <p>Optimising/mitigating measures: Retain, enhance and create habitats and features which have biodiversity value, including Hoe Stream Fields SNCI, Oldhall Copse SNCI, and Roundbridge Farm SNCI; Detailed design of open space to improve connectivity of habitats within site and to wider GI network (e.g. by including GI corridors); Provision of GI assets which demonstrate multi-functionality. Surrey Wildlife Trust to be consulted with regards to Biodiversity Opportunity Area status. Incorporate low-key recreation uses which would have a minimal impact on environmentally sensitive areas.</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"> avoid adverse impacts on important 	Targets: preserve and enhance cultural and historic features.	++	++	++	The site is classed as Green Belt land. Allocating the site for green infrastructure would provide a number of benefits, including:

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<p>accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>landscapes?</p> <ul style="list-style-type: none"> • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>				<ul style="list-style-type: none"> • opportunities to improve the Borough's green infrastructure assets and enhance nature conservation and biodiversity; • lead to the improved management and restoration of Woking Palace and its historic environment; • Improve access to the natural and historic environment. <p>Historic landscape includes:</p> <ul style="list-style-type: none"> • Woking Palace Scheduled Ancient Monument and Area of High Archaeological Potential; • Grade II Listed Buildings on Carters Lane and on High Street; • Old Woking Village Conservation Area; • St Peter's Church Grade I Listed Building and Area of High Archaeological Potential; • Locally listed building at the Sewerage Works. <p>Optimising/mitigating measures: Sensitively designed to have minimal impact on important natural and historic landscape; Development to seek to restore or enhance historic features; Incorporate low-key leisure, recreation and heritage uses that will have minimal impact on the surrounding landscape; Development to seek to retain important landscape features (including trees and hedges) and create new features; Archaeological assessment to be conducted, and any appropriate mitigation measures to be incorporated. Development to pay regard to heritage assets and their setting.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off- 	<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>+</p>	<p>+</p>	<p>+</p>	<p>Green infrastructure is vital to enable people and wildlife to adapt to the rising temperatures and extreme weather events associated with climate change. GI helps to mitigate climate change by reducing greenhouse gas emissions. A well-planned network of GI reduces fragmentation of the landscape and facilitates migration of species to new and more favourable habitats. The allocation of open space therefore has benefits in improving an area's resilience to climate change.</p>

SITE/0024/OWOK, SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ 65.7 hectare site for Heritage Parkland/Country Park (green infrastructure)						
	<p>site CHP and/or link to an existing CHP facility?</p> <ul style="list-style-type: none"> • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>(including SUDS). <i>Source: Core Strategy Policies CS9 & 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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 allocation is unlikely to have direct impacts on the use of resources.
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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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	<p>Allocation would have a negligible effect on this SA objective.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste by providing waste/recycling facilities.</p>
14. Maintain and	Would the development of the site / policy	Targets: achieve at least	0	0	0	The site is adjacent to the River Wey to the south and Hoe

**SITE/0024/OWOK, SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ
65.7 hectare site for Heritage Parkland/Country Park (green infrastructure)**

<p>improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>option:</p> <ul style="list-style-type: none"> • 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? 	<p>'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>Stream to the north. The site is also located within a High Risk Ground Water area and on a minor aquifer. Preserving this land as green infrastructure would have a negligible effect on this SA objective.</p> <p>Optimising/mitigating measures: Design of development to pay regard to adjoining watercourses and retain undeveloped buffer zones alongside them.</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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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>+</p>	<p>+</p>	<p>+</p>	<p>Development of the site as a Heritage / Country Park brings an opportunity to increase accessibility of leisure and recreation space to existing and new residents in the local area and reduce their need to travel to alternative facilities. There is also the opportunity for improved provision for walking and cycling to the site. Public rights of way would be protected and enhanced as part of the scheme.</p> <p>Optimising/mitigating measures: Improved provision for walking/cycling to increase accessibility within the site, and to and from the site from the surrounding urban area. Retention and enhancement of public rights of way.</p>

**SITE/0024/OWOK, SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ
65.7 hectare site for Heritage Parkland/Country Park (green infrastructure)**

		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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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	As an allocation for green infrastructure, employment issues are largely inapplicable. The creation of a Country / Heritage Park provides a minor opportunity for job creation.
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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in 	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office</p>	+	+	+	The development of this site would facilitate the revitalisation and restoration of a valuable historic asset, and increase the economic benefit derived from the historic environment.

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65.7 hectare site for Heritage Parkland/Country Park (green infrastructure)**

<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"> • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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 & Issues</p>	<p>Improvement of wellbeing and healthy lifestyles through provision of low-key recreation opportunities; Improved access for existing and new residents to leisure and recreation facilities, and to historic environment; Majority of site within Flood Zone 2 and 3, and there is a 20% surface water flood risk; Preserving and enhancing the green infrastructure of this area can help reduce flood risk to adjacent urban area; Opportunity to reduce crime in the area by bringing the monument and grounds into active use.</p>
<p>Summary of Environmental Impacts & Issues</p>	<p>Protect and enhance important nature conservation assets and landscape features, including Hoe Stream Fields SNCI, Roundbridge Farm SNCI, Oldhall Copse SNCI, River Wey wildlife corridor, and valuable trees and hedges. Proximity of sewage works; Affect of increased lighting on biodiversity; Opportunity to enhance biodiversity by creating new green infrastructure assets – site is within Biodiversity Opportunity Area; Improve sustainable transport access (pedestrian links, cycle links, bus services) to reduce reliance on car; Allocation for green infrastructure preserves landscape character; Improve connections to wider GI network to improve habitat connectivity; Helps support the preservation of water quality of River Wey and Hoe Stream, and of a High Risk Ground Water area and minor aquifer; Open space can provide a range of environmental benefits, including adaptation to climate change; Increased accessibility for enjoyment of residents the natural and historic assets and landscapes of Woking; Affect on heritage assets and their setting, including Woking Palace, Listed Buildings, Locally listed buildings and Old Woking Village Conservation Area.</p>
<p>Summary of Economic Impacts & Issues</p>	<p>Facilitates the revitalisation and restoration of a valuable historic asset, and increases the economic benefit derived from the historic environment.</p>

Summary of optimising/mitigating measures:

SITE/0024/OWOK, SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ
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- Flood Risk Assessment
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Development to improve accessibility to and within the site by sustainable transport modes – public footpaths and cycle routes to be created/improved
- Development of the site to incorporate low-key recreation and leisure uses that will have a minimal impact on surrounding landscape.
- Development to improve accessibility to and within the site by sustainable transport modes – public footpaths, cycle routes, bus services to be created/improved.
- Detailed design and site layout to take into account proximity of sewage works;
- Retain, enhance and create habitats and features which have biodiversity value, including Hoe Stream Fields SNCI, Oldhall Copse SNCI, and Roundbridge Farm SNCI;
- Detailed design of open space to improve connectivity of habitats within site and to wider GI network (e.g. by including GI corridors);
- Provision of GI assets which demonstrate multi-functionality.
- Surrey Wildlife Trust to be consulted with regards to Biodiversity Opportunity Area status.
- Development to be sensitively designed to have minimal impact on important natural and historic landscape (including consideration of lighting);
- Development to seek to restore or enhance historic features;
- Incorporate low-key leisure, recreation and heritage uses that will have minimal impact on the surrounding landscape;
- Development to seek to retain important landscape features (including trees and hedges) and create new features;
- Archaeological assessment to be conducted, and any appropriate mitigation measures to be incorporated.
- Design of development and site layout to pay regard to heritage assets and their setting.
- Design of development should facilitate the reduction of waste by providing waste/recycling facilities.
- Design of development to pay regard to adjoining watercourses and retain undeveloped buffer zones alongside them.
- Retention and enhancement of public rights of way.

Pyrford 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/0004/PYRF, SHLAAPY004: Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford, Surrey, GU22 8QZ
11.43 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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & 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 & 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 223 dwellings (SHLAA, 2014). As a greenfield site, 50% affordable housing provision would be required. Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs. Optimising/mitigating measures: <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the	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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>The site is well located in terms of access to natural and semi-natural open space for informal recreation – particularly in terms of public footpaths to Pyrford Common.</p> <p>Development of the site would contribute to the provision of open space – new and existing residents are likely to benefit from open space provided to support the site development.</p> <p>Close proximity to local shops in Pyrford Neighbourhood Centre also encourages walking.</p> <p>Enhancement of sustainable transport links to Neighbourhood, Local and Town Centres would encourage sustainable travel.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve pedestrian and cycle links to recreation spaces and local centres • Provision of open space and green infrastructure – with links to surrounding GI network
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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. The Environment Agency has identified a 10% surface water flood risk. Core Strategy Policy CS9 (para. 5.50) requires</p>

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						<p>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>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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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</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"> • 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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		<p>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>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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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 within:</p> <ul style="list-style-type: none"> • 800-1200m access by foot to nearest centre (beyond suitable walking distance) • 21-25 mins to the nearest GP • 6-10 minutes walk to nearest primary school • 26-30 mins to nearest secondary school • 20-30 mins to Woking Town Centre <p>The site is outside of the nearest centre and is just 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 of the site would bring forward green infrastructure, this could provide increased access to play and recreation.</p> <p>There are opportunities to improve access to existing services by improving sustainable transport such as bus routes to the Centres, as part of development coming forward.</p> <p>Overall however a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly north to the Neighbourhood and District

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						Centre and its railway station, and south west to Pyrford Common.
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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	Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>There are no air, light or noise pollution issues affecting the site.</p> <p>The site is in close proximity to the existing urban area, including bus routes, cycle routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling.</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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>	0	0	0	The site is not classified as high quality agricultural land, and there are no known contamination issues.

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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"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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	<p>The site is currently designated as Green Belt land, and made up of fields divided by a number of mature trees and hedgerows that may form habitats for particular species of wildlife. The site lies within a Tree Preservation Order Area, and at its south west corner leads onto Pyrford Common SNCI.</p> <p>The site has the potential to include landscaping, improved green links, and large areas of open space, which may have benefits to biodiversity (leading to a positive score in the longer term, once vegetation has matured).</p> <p>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: Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site (such as tree belts), and creation of linkages with GI network (such as Pyrford Common SNCI).</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural 	<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</p>	--	--	--	<p>The site is classed as Green Belt land and is adjacent to an important landscape feature of 'Escarpment and Rising Ground of Landscape Importance'. However, the site is set beyond the upper slopes of the escarpment and is partly contained by trees, and is consequently more discreet. Adverse impacts on important landscapes may be prevented through mitigation measures such as careful site layout and design e.g. locating open space to the south of the site to retain openness.</p> <p>There is an Area of High Archaeological Potential at the southern corner of the site. There is also potential for development to impact upon the Grade II Listed Building to the south of the site (Pyrford Court and Bothy); and a Locally Listed building to the north east (Pyrford Centre). Aviary Road Conservation Area also lies to the north east of the</p>

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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.				site. Optimising/mitigating measures: Archaeological investigation to be conducted, and subsequent protection of any identified valuable assets. Detailed site layout and design to reduce visual impact of development on important landscapes, including Escarpment and Rising Ground of Landscape Importance, environmentally sensitive areas such as the SNCI, and heritage assets and their setting. Retain protected trees and improve landscaping to reduce visual impacts. Improved links to GI network to enhance biodiversity and improve access to natural landscape surrounding site.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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>

SITE/0004/PYRF, SHLAAPY004: Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford, Surrey, GU22 8QZ 11.43 hectare site for residential including Affordable Housing and open space						
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"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	<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"> support a reduction in the generation of waste? minimise waste in the construction process? 	<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"> 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 	<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	<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>It is also on a minor aquifer. However, the proposed land-use should not have a significant impact on water quality.</p>

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	sewerage infrastructure?	poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure. Consideration of site's location on a minor aquifer, and affect on water quality.
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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 walking distance of Pyrford Neighbourhood Centre where some shops are located, and is considered to have good connections into the existing urban area to the north.</p> <p>There is good accessibility to a range of community facilities in Pyrford, including primary schools (within walking distance).</p> <p>Development of the site brings an opportunity to improve accessibility to the Neighbourhood and District Centre and West Byfleet railway station, through the provision of new/improved sustainable transport infrastructure.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and additional bus services.</p>
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and stable levels of employment and productivity, and encourage high	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible 	Targets: increase employment provision and job opportunities; increase access to and participation in education.	0	0	0	As an allocation for residential development, employment issues are largely inapplicable.

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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"> • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>As an allocation for residential development, employment issues are largely inapplicable.</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).

Overall Conclusions

Summary of Social Impacts & Issues

The site could provide housing and associated benefits such as affordable housing, which is needed in the area; 10% surface water flood risk; Positive health impacts with provision of open space and improved pedestrian links as part of development.

Summary of Environmental Impacts & Issues

Loss of Green Belt and greenfield land;
Proximity to environmentally sensitive areas – Pyrford Common SNCI;
Proximity to important landscapes – Escarpment and Rising Ground of Landscape Importance;
Proximity to heritage assets and settings, including Area of High Archaeological Significance;
Opportunity to improve provision of, and connectivity to surrounding, GI assets;
Development would bring about improvements to land of lower landscape quality, but with potential impacts on landscape character relating to the rural setting of the town;
Sustainably located within walking distance of Pyrford Neighbourhood Centre and bus routes - supports existing and creation of new sustainable transport options;
Impacts on existing transport infrastructure;
Site is located on a minor aquifer – consider impacts on water quality.

Summary of Economic Impacts & Issues

A residential site increases the supply of land for housing and plays a role in supporting local services.

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve provision of and connectivity to existing informal and formal recreation space
- 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
- Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly north to the Neighbourhood and District Centre and its railway station, and south west to Pyrford Common
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Improve access to key services and facilities by improving sustainable transport modes – pedestrian and cycle links and bus services – particularly to the Neighbourhood and District Centre to the north of the site.
- Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.

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- Detailed site layout and design to take into account environmentally sensitive sites (SNCI) and vegetation forming 'Escarpment and Rising Ground of Landscape Importance' on adjacent land, to preserve their integrity.
- Detailed site layout and design to take into account adjacent heritage assets and conserve/enhance their setting.
- Retain protected trees/tree belts and improve landscaping to mitigate visual impacts.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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.
- Conduct a Transport Assessment and create Travel Plan to enhance sustainable transport options.
- Archaeological investigation to be conducted.
- Surface water flood risk to be considered and appropriate mitigation measures put in place such as SUDS.
- Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality.

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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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>It is anticipated that the site would yield an estimated 200 dwellings (SHLAA, 2014).</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 well located in terms of access to natural and semi-natural open space for informal recreation – particularly in terms of public footpaths to Pyrford Common, and bridleways east to open countryside.</p> <p>Development of the site would contribute to the provision of</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>open space – new and existing residents are likely to benefit from open space provided to support the site development.</p> <p>Close proximity to local shops in Pyrford Neighbourhood Centre also encourages walking.</p> <p>Enhancement of sustainable transport links to Neighbourhood, Local and Town Centres would encourage sustainable travel.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve pedestrian and cycle links to recreation spaces and local centres • Provision of open space and green infrastructure – with links to surrounding GI network
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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. The Environment Agency has identified a 10% surface water flood risk. 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>Due to the loss of green field land, development will lead to</p>

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						<p>an increase in the likelihood of surface water flooding. Mitigation measures to be considered to reduce any 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"> • 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)
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Working Service & 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 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"> • 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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		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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 1200-1600m access by foot to nearest centre (beyond suitable walking distance) • 26-30 mins to the nearest GP • 11-15 minutes walk to nearest primary school • 31-35 mins to nearest secondary school • 20-30 mins to Woking Town Centre <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 of the site would bring forward green infrastructure, this could provide increased access to play and recreation.</p> <p>There are opportunities to improve access to existing services by improving sustainable transport such as bus routes to the Centres, as part of development coming forward.</p> <p>Overall however a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly north to the Neighbourhood and District Centre and its railway station, and south west to Pyrford Common
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? 	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy</i></p>	0	0	0	<p>Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>

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	<ul style="list-style-type: none"> encourage the re-use of existing buildings? result in the loss of greenfield land (including gardens)? support the restoration of vacant / contaminated land? 	<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"> affect an existing AQMA or lead to its designation? help to improve air quality? support specific actions in designated AQMAs? avoid an increase in congestion which may cause pollution from traffic? ensure people are not exposed to greater levels of noise? ensure people are not exposed to light pollution? 	<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>There are no air, light or noise pollution issues affecting the site.</p> <p>The site is in close proximity to the existing urban area, including bus routes, cycle routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling.</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"> avoid development on Agricultural Land classed as Grade 1, 2 or 3a? support the remediation of contaminated land? reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land, and there are no known contamination issues.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid landtake of identified (including protected) habitats? avoid fragmentation, and increase connectivity, of habitats? 	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p>	-	-	0	<p>The site is currently designated as Green Belt land, and is made up of a field bounded by a number of mature trees and hedgerows that may form habitats for particular species of wildlife. The trees are not subject to TPOs, but the wooded area to the north east of the site – across from Sandy Lane - contains protected trees. In order to avoid fragmentation of</p>

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	<ul style="list-style-type: none"> • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>habitats, tree belts should be retained.</p> <p>The site has the potential to include landscaping, improved green links, and large areas of open space, which may have benefits to biodiversity (leading to a positive score in the longer term, once vegetation has matured).</p> <p>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: Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site (such as tree belts), and creation of linkages with GI network.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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>	<p>--</p>	<p>--</p>	<p>--</p>	<p>The site is classed as Green Belt land and is within an important landscape area defined as 'Escarpment and Rising Ground of Landscape Importance'. Although partly contained by trees (particularly the tree screen along Sandy Lane bounding the east of the site), the site is fairly open arable landscape – it makes a positive contribution to the natural landscape of the Borough. Development on this site would cause adverse impacts on this important landscape. These impacts can be reduced by reducing the extent of residential development and increasing the portion of open space allocated for this site; and impacts can be mitigated by detailed site layout and design to retain as much openness as possible and landscape buffers to reduce visual impact.</p> <p>Aviary Road Conservation Area lies to the north of the site – the design of any development on this site should compliment this heritage asset and its setting. There is also an Area of High Archaeological Potential at the south west corner of the site. There is also potential for development to impact upon two Grade II Listed Buildings to the south and south west of the site (Stone Farm and Pyrford Court and Bothy).</p> <p>Optimising/mitigating measures:</p>

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		<p>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>Consider reducing number of dwellings and increasing open space provision to reduce adverse impacts on landscape.</p> <p>Detailed site layout and design to reduce visual impact of development on important landscapes, including Escarpment and Rising Ground of Landscape Importance, and heritage assets and their setting.</p> <p>Archaeological investigation to be conducted and subsequent protection of any identified valuable assets.</p> <p>Retain tree belts and improve landscaping to reduce visual impacts.</p> <p>Introduce new / improve existing GI assets and links to GI network to enhance biodiversity and improve access to natural landscape surrounding 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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 consumption of resources by using</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for 	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</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> <p>The climate change SPD encourages developers to use</p>

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sustainably produced and local products	<p>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"> • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>				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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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"> • 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? 	<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>The Environment Agency has also confirmed that the site is located on a minor aquifer. However the proposed land-use should not have a significant impact on water quality.</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure.</p>

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						Consultation with Environment Agency to confirm presence of aquifer, and impacts on water quality.
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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 walking distance of Pyrford Neighbourhood Centre where some shops are located, and is considered to have good connections into the existing urban area to the north.</p> <p>There is good accessibility to a range of community facilities in Pyrford, including primary schools (within walking distance).</p> <p>Development of the site brings an opportunity to improve accessibility to the Neighbourhood and District Centre and West Byfleet railway station, through the provision of new/improved sustainable transport infrastructure.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and additional bus services.</p>
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? 	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and</i></p>	0	0	0	As an allocation for residential development, employment issues are largely inapplicable.

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<p>development and education for all</p>	<ul style="list-style-type: none"> • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>As an allocation for residential development, employment issues are largely inapplicable.</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).

Overall Conclusions

Summary of Social Impacts & Issues

The site could provide housing and associated benefits such as affordable housing, which is needed in the area; 10% surface water flood risk; Positive health impacts with provision of open space and improved pedestrian links as part of development.

Summary of Environmental Impacts & Issues

Loss of Green Belt and greenfield land; Proximity to environmentally sensitive areas – Pyrford Common SNCI; Proximity to important landscapes – Escarpment and Rising Ground of Landscape Importance; Proximity to heritage assets and settings, including Area of High Archaeological Significance and Aviary Road Conservation Area; Opportunity to improve provision of, and connectivity to surrounding, GI assets; Adverse impacts on landscape character relating to the rural setting of the town; Sustainably located within walking distance of Pyrford Neighbourhood Centre and bus routes - supports existing and creation of new sustainable transport options; Impacts on existing transport infrastructure; Site is located on a minor aquifer – consider impact of development on water quality.

Summary of Economic Impacts & Issues

A residential site increases the supply of land for housing and plays a role in supporting local services.

Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve provision of and connectivity to existing informal and formal recreation space
- 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
- Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly north to the Neighbourhood and District Centre and its railway station, and south west to Pyrford Common
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features.
- Take into account site's location on a minor aquifer and impact of development on water quality.
- Consider reducing degree of residential development and increasing allocation of open space to maintain landscape character.
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Improve access to key services and facilities by improving sustainable transport modes – pedestrian and cycle links and bus services – particularly to the Neighbourhood and District Centre to the north of the site, to countryside, and alongside Pyrford Common Road.

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- Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.
- Detailed site layout and design to take into account environmentally sensitive sites (SNCI) and vegetation forming 'Escarpment and Rising Ground of Landscape Importance' to preserve their integrity.
- Detailed site layout and design to take into account adjacent heritage assets – particularly Aviary Road Conservation Area to the north - and conserve/enhance their setting.
- Retain tree belts and mature trees within site, and improve landscaping to mitigate visual impacts.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.
- 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 would have to provide suitable wastewater and sewerage infrastructure.
- Conduct a Transport Assessment and create Travel Plan to enhance sustainable transport options.
- Archaeological investigation to be conducted.

SITE/0006/PYRF, SHLAAPY006: Warren Farm Mobile Home Park, Warren Lane, Pyrford, GU22 8XF
3.4 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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The yield is tbc (SHLAA, 2014), however 102 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site is in a remote location and has limited access to health services and formal recreation space.</p> <p>Overall, there would be a neutral impact against this SA 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<p>Whilst the site itself is in Flood Zone 1, where new development is recommended to take place, the site is surrounded by Flood Zones 2 and 3, where development would be at risk of flooding or would exacerbate the risk of flooding.</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>Due to the potential 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>The development would not exacerbate flood risk elsewhere.</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"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services 	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p>	-	-	-	<p>The site is within:</p> <ul style="list-style-type: none"> • 2400-2800m access by foot to nearest centre (beyond suitable walking distance) • 2666-4000m access by bicycle to nearest centre • 26-30 mins to the nearest GP

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	<p>including education, employment, recreation, health, community services, cultural assets, historic environment?</p> <ul style="list-style-type: none"> • help support existing community facilities? • help support the provision of religious cultural uses? 	<p>Trends: increased accessibility to local services by public transport over last three years.</p>				<ul style="list-style-type: none"> • 31-35 mins to nearest secondary school • 21-25mins to nearest primary school • 20-30 mins to Woking Town Centre • 30-45 mins to nearest railway station <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>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities
<p>Environmental objectives: protecting and enhancing our natural, built and historic environment</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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>There is an existing mobile park homes on the site. This will not be defined as previously developed land. Development impacts are predicted to be neutral.</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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? 	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution.</p>	0	0	0	<p>Development impacts are predicted to be neutral.</p>

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	<ul style="list-style-type: none"> • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 could support the remediation of any existing contamination on the site.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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 itself is made up of a mobile home park, with limited biodiversity value. Regard should be had, however, to surrounding woodland and countryside. The site is adjacent to Warren Farm Wood SNCI to the west, and development may have adverse impacts on this environmentally sensitive habitat.</p> <p>In the longer term, landscaping and green infrastructure improvements brought forward by development may help to improve the biodiversity 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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? 	<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</i></p>	-	-	-	<p>The site falls within the Green Belt and is a completed isolated site. Development here would result in a satellite settlement in the greenbelt.</p> <p>The woodland on the site forms a strong landscape character. There is no capacity for change without substantial harm to the woodland, except if development were contained within the mobile home park area of the site.</p>

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<p>Woking</p>	<ul style="list-style-type: none"> • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<p>CS17</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>All housing developments or allocations are required to make contribution to avoid harm to the SPA.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to 	<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 & CS22.</i></p> <p>Trends: decreasing local</p>	<p>-</p>	<p>-</p>	<p>-</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>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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 overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the isolated location of the site against the implementation of Code for Sustainable Homes.</p> <p>Optimising/mitigating measures: Design of the development to have regard to incorporation of</p>

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	<p>act as a carbon sink?</p> <ul style="list-style-type: none"> increase the resilience of the habitat to climate change impacts? support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>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"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	<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"> support a reduction in the generation of waste? minimise waste in the construction process? 	<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"> support the improvement of water quality? support the efficient use of water 	<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 5 of the Code for Sustainable Homes.</p> <p>The Environment Agency has confirmed that there are no</p>

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resources sustainably	<p>resources?</p> <ul style="list-style-type: none"> • 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? 	<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>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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 remote with limited access to key services and facilities. It is likely to encourage the use of the car. It is not within reasonable walking distance to the nearest centre, or within cycling or walking distance to the Town Centre.</p>

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		passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and 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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>	-	-	-	The development of the site for housing would lead to loss of commercial use.
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"> • lead to the loss of viable employment/jobs? 	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial</p>	-	-	-	The development will lead to loss of commercial use and jobs.

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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"> • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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 & Issues</p>	<p>The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Potential vulnerability to flood risk and surface water flooding; Lack of strategic accessibility and very limited access to existing community facilities; Site is remote and will be isolated development within the GreenBelt.</p>
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<p>Summary of Environmental Impacts & Issues</p>	<p>Loss of Green Belt / greenfield land; Development may create a perception of ‘sprawl’ or sporadic growth in open countryside due to remoteness from built-up area; Potential adverse impacts on biodiversity value of woodland and nearby environmentally sensitive habitat of SNCI; Potential adverse impacts on air pollution due to increased car use.</p>
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<p>Summary of Economic Impacts & Issues</p>	<p>Potential loss of commercial activity.</p>
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<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • 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

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- Improve access to key services and facilities
- Take into account likely impacts on water quality of nearby watercourse, and include buffer zones.
- Restrict any development to existing mobile home park, to reduce impacts on woodland and landscape character.
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Improve access to key services and facilities by improving sustainable transport modes – Transport Assessment and Travel Plan required.
- Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.
- Detailed site layout and design to take into account environmentally sensitive sites (SNCI) and vegetation forming woodland surrounding site to preserve their integrity.
- Retain tree belts and mature trees within site, and improve landscaping to mitigate visual impacts.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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
- Mitigation measures to ensure watercourse does not become contaminated

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1.05 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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The yield is tbc (SHLAA, 2014), however 32 residential dwellings are calculated at an indicative density of 30dph based on the site area.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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 will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>The site has good access to natural and semi-natural open space for informal recreation, with a public footpath running adjacent to the site south to open countryside – encouraging walking.</p> <p>However, it is located 1.3km away from the nearest Centre</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>and has limited accessibility to health services.</p> <p>Negative impact of pylon and overhead cables.</p> <p>Overall, a neutral score in respect of this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve pedestrian and cycle links to recreation spaces and local centres. • Development to pay regard to overhead cables from nearby pylon.
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 itself is in Flood Zone 1, where new development is recommended to take place.</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>Due to the potential 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>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage

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						<ul style="list-style-type: none"> Flood Risk Assessment
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> address issues of deprivation? help improve social inclusion? support safe communities by reducing crime levels? help reduce the fear of crime? ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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"> Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? help support existing community facilities? 	<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"> 1200-1600m access by foot to nearest centre (beyond suitable walking distance) 1333-2666m access by bicycle to nearest centre 26-30 mins to the nearest GP 31-35 mins to nearest secondary school 20-30 mins to Woking Town Centre 20-30 mins to nearest railway station <p>The site is outside of the nearest centre and is beyond</p>

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	<ul style="list-style-type: none"> • help support the provision of religious cultural uses? 					<p>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>There are opportunities to improve access to existing services by improving sustainable transport such as bus routes to the Centres, as part of development coming forward.</p> <p>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly north to the Neighbourhood and District Centre and its railway station
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</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"> • affect an existing AQMA or lead to its designation? 	<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>There are no air, light or noise pollution issues affecting the site.</p> <p>The site is in close proximity to the existing urban area,</p>

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	<ul style="list-style-type: none"> • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>				including bus routes, cycle routes and public footpaths, and has 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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land, and there are no known contamination issues.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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	<p>The site is currently designated as Green Belt land, and is currently used as a paddock, consisting of grassland. It is considered that there is limited biodiversity value.</p> <p>The site has the potential to include landscaping and improved green infrastructure which may have benefits to biodiversity</p> <p>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: Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site (such as tree belts), and creation of linkages with GI network.</p>
10. Conserve and	Would the development of the site / policy	Targets: preserve and	--	--	--	The site is classed as Green Belt land and is within an

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<p>enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>option:</p> <ul style="list-style-type: none"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<p>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>important landscape area defined as 'Escarpment and Rising Ground of Landscape Importance'. The land here is critical for serving the purposes of the Green Belt – it prevents expansion of the urban area into mostly exposed arable landscape where it would be perceived as uncontained growth; and is important in safeguarding the countryside from encroachment. The area is considered to have little/no capacity for change based on its landscape character and sensitivity.</p> <p>Development on this site would cause adverse impacts on this important landscape. These impacts can be reduced by reducing the extent of residential development and increasing the portion of open space allocated for this site; and impacts can be mitigated by detailed site layout and design to retain as much openness as possible and landscape buffers to reduce visual impact.</p> <p>There are Grade II Listed Buildings to the north and south of the site, and a Locally Listed building to the north-east of the site.</p> <p>Optimising/mitigating measures: Consider reducing number of dwellings and increasing open space provision to reduce adverse impacts on landscape. Detailed site layout and design to reduce visual impact of development on important landscapes, including Escarpment and Rising Ground of Landscape Importance, and heritage assets and their setting. Introduce new / improve existing GI assets and links to GI network to enhance biodiversity and improve access to natural landscape surrounding 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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy 	<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</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>Carbon emissions will be increased from private car use as a result of the development of this site due to its isolated location.</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>

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	<p>generation?</p> <ul style="list-style-type: none"> • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>The overall negative score reflects the increase in surface water runoff and the increase in carbon emissions from cars due to the isolated location of the site against the implementation of 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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. 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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		decrease in waste going 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"> • 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? 	<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.</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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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</p>	-	-	-	<p>Although there is good accessibility to Pyrford Primary School, the site lies beyond walking distance of Pyrford Neighbourhood Centre where some shops are located, and is considered to have limited connections into the existing urban area. It is considered that there would be an increased need to travel, particularly by car.</p> <p>Development of the site would need to improve accessibility to the Neighbourhood and District Centre and West Byfleet railway station, through the provision of new/improved sustainable transport infrastructure.</p> <p>Optimising/mitigating measures: Transport Assessment and Travel Plan to consider impacts on existing transport infrastructure, and provision of improved sustainable transport infrastructure, including pedestrian and cycle facilities, and additional bus services.</p>

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		May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and 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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Working 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	As an allocation for residential development, employment issues are largely inapplicable.
17. Provide a range of commercial development	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable 	Targets: increase in registered businesses; decrease in amount of	0	0	0	As an allocation for residential development, employment issues are largely inapplicable.

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<p>opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres</p>	<p>employment/jobs?</p> <ul style="list-style-type: none"> • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<p>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>				
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Overall Conclusions

<p>Summary of Social Impacts & Issues</p>	<p>The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Good access to open countryside for informal recreation, leading to healthy lifestyles, but limited access to existing health services; Overhead cables and nearby pylon to be taken into account.</p>
<p>Summary of Environmental Impacts & Issues</p>	<p>Loss of Green Belt and greenfield land; Existing use suggests limited impact on biodiversity, but significant adverse impacts on landscape character and Green Belt purposes; Proximity to important landscapes – Escarpment and Rising Ground of Landscape Importance; Proximity to heritage assets and settings, including listed buildings; Opportunity to improve provision of, and connectivity to surrounding, GI assets; Considered to increase the need to travel due to limited strategic accessibility.</p>
<p>Summary of Economic Impacts & Issues</p>	<p>A residential site increases the supply of land for housing and plays a role in supporting local services.</p>

<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Improve provision of and connectivity to existing informal and formal recreation space • Improve pedestrian and cycle links to recreation spaces and local centres

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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
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Deliver improvements and increased accessibility to cycle, pedestrian and public transport networks, particularly north to the Neighbourhood and District Centre and its railway station
- Development to pay regard to overhead cables from nearby pylon.
- Consider reducing degree of residential development and increasing allocation of open space to maintain landscape character.
- Secure contribution to provision of essential transport infrastructure related to the development of this site.
- Improve access to key services and facilities by improving sustainable transport modes – pedestrian and cycle links and bus services – particularly to the Neighbourhood and District Centre to the north of the site.
- Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site.
- Detailed site layout and design to take into account vegetation forming 'Escarpment and Rising Ground of Landscape Importance' to preserve its integrity.
- Detailed site layout and design to take into account adjacent heritage assets – listed buildings - and conserve/enhance their setting.
- Retain tree belts and mature trees within site, and improve landscaping to mitigate visual impacts.
- Contribution towards SANG and SAMM of the SPA.
- Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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.
- Conduct a Transport Assessment and create Travel Plan to enhance sustainable transport options.

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/0035/SJHH, SHLAASJHH035: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 0PS

7.9 hectare site for green infrastructure/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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>Access to good public open space and playing fields is shown to improve peoples' wellbeing and improving the recreational facilities in this area will promote healthy lifestyles.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Identify deficiencies in types of leisure and open space in this area (e.g. play areas/recreation grounds etc), and improve provision accordingly.

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7.9 hectare site for green infrastructure/open space

	<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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 itself is in Flood Zone 1, where new development is recommended to take place. However no built form proposed, rather use as recreational open space.</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>Open space is capable of acting as functional floodplain with no built development, it is not considered to be a use vulnerable to flooding. Preserving this area as open space can assist in reducing flood risk in nearby urban areas. .</p> <p>Available information suggests pluvial flooding in the locality. The Environment Agency has identified a 10% surface water flood risk. 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"> • Flood Risk Assessment • Design of the development would have to take into

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7.9 hectare site for green infrastructure/open space

						account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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>The development would not reduce poverty or crime but would assist in reducing social exclusion</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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, 	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local</p>	+	+	+	<p>The site is within:</p> <ul style="list-style-type: none"> • 2000-2400m access by foot to nearest centre (beyond suitable walking distance) • 26-30 mins to the nearest GP • 11-15 mins from nearest primary school • 31-35 mins to nearest secondary school • 20-30 mins to Woking Town Centre

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7.9 hectare site for green infrastructure/open space

	<p>cultural assets, historic environment?</p> <ul style="list-style-type: none"> • help support existing community facilities? • help support the provision of religious cultural uses? 	<p>services by public transport over last three years.</p>				<ul style="list-style-type: none"> • 45-60 mins to nearest railway station <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 of the site would bring forward open space and provide the community with leisure and recreation facilities.</p> <p>Access from the east is currently limited by the railway line. There are opportunities to improve access to the site as part of development coming forward.</p> <p>Overall, the negative impact of the site's location outside of centre is balanced by the greater positive impact of the provision of this new open space. Overall a positive impact in terms of accessibility to all services and facilities</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities • Provision of improved accessibility to open space via pedestrian/cycle links – particularly from the east •
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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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The greenfield site would be developed into open space – a green infrastructure use, therefore leading to a neutral score.</p>
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7.9 hectare site for green infrastructure/open space

		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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 abuts the railway line to the east, but open space is not considered to be a noise-sensitive land use.</p> <p>The development of open space may include lighting, but it is not considered this would be of polluting levels. The effect of light can be mitigated by reducing the overall levels of lighting and ensuring that light is directed away from the sky and nearby light-sensitive development.</p> <p>The site is in close proximity to the existing urban area, including bus routes, cycle routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling.</p> <p>Optimising/mitigating measures: Screening or bunding may be required adjacent to the railway line in the interests of the amenity of open space users. Excessive lighting to be avoided and designed to have regard to impact on landscape and nearby light-sensitive development.</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land, and there are no known contamination issues.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions 	<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</p>	+	+	+	<p>The site is currently designated as Green Belt land, and made up of fields divided by a number of mature trees and hedgerows that may form habitats for particular species of wildlife. The site lies within a Tree Preservation Order Area. To the west and south west of the site lies the residential urban area of Hook Heath.</p> <p>An allocation for open space is unlikely to cause detrimental effects on important sites of biodiversity. Mitigation for possible impacts on existing landscape features of</p>

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7.9 hectare site for green infrastructure/open space

	<p>on habitats?</p> <ul style="list-style-type: none"> • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<p>recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>				<p>biodiversity value can be incorporated. There is an opportunity to improve biodiversity at this site by including multi-functional green infrastructure – which delivers both biodiversity and recreational functions.</p> <p>Optimising/mitigating measures: Retain and enhance habitats and features which have biodiversity value; Detailed design of open space to improve connectivity of habitats within site and to wider GI network (e.g. by including GI corridors); Provision of GI assets which demonstrate multi-functionality.</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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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 classed as Green Belt land and is situated at a high point of an important landscape feature of 'Escarpment and Rising Ground of Landscape Importance'. Allocating the site for open space would not adversely affect the character of the landscape, and can be developed for green infrastructure and recreational needs without affecting the overall integrity of the escarpment.</p> <p>The provision of public open space would make accessible for enjoyment that natural assets and landscapes of Woking, therefore contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Detailed site layout and design to reduce visual impact of development on important landscapes, including Escarpment and Rising Ground of Landscape Importance. Retain protected trees and improve landscaping to reduce visual impacts. Increase access to open space by improving pedestrian/cycling links into the site.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Green infrastructure is vital to enable people and wildlife to adapt to the rising temperatures and extreme weather events associated with climate change. GI helps to mitigate climate change by reducing greenhouse gas emissions. A well-planned network of GI reduces fragmentation of the landscape and facilitates migration of species to new and more favourable habitats. The allocation of open space therefore has benefits in improving an area's resilience to 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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>0</p>	<p>0</p>	<p>The allocation is unlikely to have direct impacts on the use of resources.</p>

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<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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<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>0</p>	<p>0</p>	<p>0</p>	<p>Allocation would have a negligible effect on this SA objective.</p> <p>Optimising/mitigating measures: Design of development should facilitate the reduction of waste by providing waste/recycling facilities.</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"> • 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? 	<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>The allocation is unlikely to have direct impacts on water quality.</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"> • 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, 	<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 & Core Strategy Policy CS18.</i></p> <p>Trends: proportion of</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Development of the site for open space brings an opportunity to increase accessibility of leisure and recreation space to existing (and any new) residents in the local area, and reduce their need to travel to alternative facilities. There is also the opportunity for improved provision for walking and cycling to and from and within the site.</p> <p>Optimising/mitigating measures: Improved provision for walking/cycling to increase accessibility within the site, and to and from the site from the surrounding urban area.</p>

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	<p>district or local centre?</p> <ul style="list-style-type: none"> • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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>Economic objectives: building a strong, responsive and competitive economy</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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>	0	0	0	<p>As an allocation for open space, employment issues are largely inapplicable.</p>

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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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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	Although it is important to recognise the value open space has in creating places that are attractive for economic development, it is not considered that allocation of this site for open space has a direct impact on this objective.

Overall Conclusions

Summary of Social Impacts & Issues	Improvement of wellbeing and healthy lifestyles through provision of recreation opportunities; 10% surface water flood risk; Improved access for existing (and new) residents to leisure and recreation facilities.
Summary of Environmental Impacts & Issues	Protect and enhance existing biodiversity through provision of multi-functional green infrastructure and links to wider GI network; Retention of protected / valuable trees; Preserve character of the landscape and important features such as Escarpment and Rising Ground of Landscape Importance;

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	<p>Increased accessibility for enjoyment of residents the natural assets and landscapes of Woking; Benefits in improving area's resilience to climate change; Improve provision for walking/cycling to and from and within site, to improve accessibility and reduce need to travel.</p>
<p>Summary of Economic Impacts & Issues</p>	
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Flood Risk Assessment • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance • Improve access to key services and facilities • Provision of improved accessibility to open space via pedestrian/cycle links – particularly from the east • Identify deficiencies in types of leisure and open space in this area and improve provision accordingly. • Detailed design of open space development to 'design out' the opportunity for crime; • Provision of improved accessibility to open space via pedestrian/cycle links – particularly from surrounding urban area and across railway line from east; • Identify deficiencies in types of leisure and open space in this area (e.g. play areas/recreation grounds etc), and improve provision accordingly • Screening or bunding may be required adjacent to the railway line in the interests of the amenity of open space users; • Retain and enhance habitats and landscape features which have biodiversity value; • Detailed design of open space to improve connectivity of habitats within site and to wider GI network; • Incorporation of GI assets which demonstrate multi-functionality; • Detailed site layout and design to reduce visual impact of development on important landscapes, including the Escarpment and Rising Ground of Landscape Importance, and on neighbouring residential areas to the west and south west of the site; • Retain protected trees; • Incorporation of waste facilities to service the open space. • Excessive lighting to be avoided and designed to have regard to impact on landscape and nearby light-sensitive development. • Surface water flood risk to be considered in any landscaping scheme. 	

SITE/0063/SJHH, SHLAASJHH044: Land to the rear of Hook Heath Road, Hook Heath, Woking, GU22 0LF
5.5 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)
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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The Green Belt boundary review anticipates the site would yield 12 dwellings however taking into account constraints capacity could be fewer than 10 dwellings (SHLAA, 2014).</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and 	<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>Although the site is in good proximity to the Hook Heath urban area, the lack of community services and facilities therein is unlikely to encourage walking.</p> <p>The site is just outside a suitable walking distance of shops in Mayford Neighbourhood Centre.</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>However, a large part of the site is allocated for open space, providing opportunities for leisure and recreation (in addition to any open space coming forward as part of proposals on nearby land – see Parcel 20 sites in the Green Belt boundary review), which would bring forward a significant amount of land for green infrastructure, having a positive cumulative effect on improving accessibility to open space for recreation for existing and new residents.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve pedestrian and cycle links to recreation spaces and urban area.
<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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<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.</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>Due to the loss of green field land, development will lead to an increase in the likelihood of surface water</p> <p>An overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-</i></p>	<p>0</p>	<p>0</p>	<p>0</p>	<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>

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	<ul style="list-style-type: none"> ensure the timely provision of infrastructure to support communities? 	<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"> Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<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"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? help support existing community facilities? help support the provision of religious cultural uses? 	<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"> 2000-2400m to the nearest centre (beyond suitable walking distance) 21-25 mins to the nearest GP 6-10 mins from nearest primary school 26-30 mins to nearest secondary school 10-20 mins to Woking Town Centre 30-45 mins to nearest railway station <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 of 5.35ha of this site as open space would provide local community services in the form of leisure and recreation space, contributing positively to this objective.</p>

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						<p>The presence of the railway line reduces accessibility to the site – there is an opportunity to improve sustainable transport infrastructure such as pedestrian and cycle routes, thereby improving access for new and existing residents to the open space, and from the site to services and facilities.</p> <p>The site has limited accessibility to services and facilities – there are no bus routes along Hook Heath Road, and bus routes along Egley Road to the Town Centre are difficult to access due to the railway line. There are no railway stations nearby, and the site lies just outside of suitable walking distance to Mayford Neighbourhood Centre. Barnsbury Primary School is approximately 500m away, but severed from the site by the railway line.</p> <p>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities • Improve accessibility by providing sustainable transport infrastructure such as pedestrian and cycle links – particularly over the railway line
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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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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 part greenfield and part previously developed land. Development would intensify development on the site and maximise the efficient use of the land.</p> <p>Mitigating/optimising measures: Site layout and design to minimise loss of garden (greenfield) land.</p>
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SITE/0063/SJHH, SHLAASJHH044: Land to the rear of Hook Heath Road, Hook Heath, Woking, GU22 0LF 5.5 hectare site for residential including Affordable Housing and open space						
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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 railway line abuts the site to the east – this could cause increased vulnerability of sensitive residential development to noise pollution. However, new residential development would take place on the western part of the site, on the existing developed area only. Exposure to noise pollution would be limited and the detailed design of development can incorporate mitigation measures to reduce exposure over time (e.g. through additional landscape buffers).</p> <p>The development of open space is unlikely to include lighting as the woodland is likely to be retained.</p> <p>Optimising/mitigating measures: Design of development to incorporate mitigation measures to reduce impacts of noise.</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 site is not classified as high quality agricultural land.</p> <p>Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective.</p> <p>Optimising/mitigating measures: Further investigation into land contamination required.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>To the west of the site are existing residential properties with large gardens; to the east of the site is open space – predominantly wooded, with mature trees (designated a Tree Preservation Order Area). These features may form habitats for particular species of wildlife. Any development coming forward can retain landscape features of biodiversity value, and residential development should be designed such that garden land is retained/replaced as far as possible.</p> <p>The majority of the site is allocated for green infrastructure, which can potentially enhance biodiversity 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: Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable</p>

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						landscape features on site and adjacent to site. Contribution towards SANG and SAMM of the SPA. Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network.
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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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 classed as Green Belt land and sits at a higher point of the 'Escarpment and Rising Ground of Landscape Importance'. However, the area to the east is already developed</p> <p>Open space and landscaping brought forward as part of the development could also help reduce adverse impacts.</p> <p>The development of the site would make accessible for enjoyment the natural landscape of Woking the wooded part of the site.</p> <p>Optimising/mitigating measures: Careful design of layout and landscaping to reduce visual impact of development on important landscapes, including Escarpment and Rising Ground of Landscape Importance. Retain protected trees and improve landscaping to reduce visual impact. Conserve and enhance existing green infrastructure within the site e.g. by improving connections to wider GI network. Introduce public footpaths to improve access to/within open space for new/existing residents.</p>
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? • help take advantage of passive solar 	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable</i></p>	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>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"> • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>				<p>The site offers reasonable accessibility to most local facilities, and could result in further emissions from private car use.</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 and provision of open space.</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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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</p>	<p>Would the development of the site / policy option:</p>	<p>Targets: decrease amount of waste produced per</p>	-	0	0	<p>The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste</p>

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disposal and achieve sustainable management of waste	<ul style="list-style-type: none"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<p>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>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"> • 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? 	<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 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>The Environment Agency has confirmed that the site is located on a minor and major aquifer. The proposed land-use should not have a significant impact on water quality.</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure.</p> <p>Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality.</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"> • 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 	<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</p>	-	-	-	<p>The site is contained by the railway line to the east, and there is limited accessibility to local services and facilities. Mayford Neighbourhood Centre is just outside suitable walking distance, and there are limited services in Hook Heath. The site is within walking distance of Egley Road and its bus services, and Barnsbury Primary School, and access should be improved by development coming forward. Incorporation of public footpaths would also help improve accessibility to Mayford Village and surrounding urban area, and reduce the</p>

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	<p>transport?</p> <ul style="list-style-type: none"> • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>punctuality of services. <i>Source: Surrey Transport Plan 2011 & 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>need to travel. The negative impacts are marginal.</p> <p>(0.63ha net developable area for housing, 5.35ha for landscaping and open space).</p> <p>Optimising/mitigating measures: Transport Assessment to consider impacts on existing transport infrastructure, and provision of new/improved sustainable transport infrastructure, including creation/improvement of pedestrian links to Egley Road and wider urban area.</p>
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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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;</p>	0	0	0	<p>As an allocation for residential and open space development, employment issues are largely inapplicable.</p>

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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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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 relevant effects.

Overall Conclusions

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Summary of Social Impacts & Issues	The site could provide a mix of housing types, including affordable housing, which is needed in the area; Potential to improve accessibility to open space for health lifestyles and wellbeing.
Summary of Environmental Impacts & Issues	<p>Partial loss of greenfield (garden) land possible; Pay regard to impact on important landscapes – Tree Preservation Order Area and Escarpment and Rising Ground of Landscape Importance; Retention and preservation of landscape features of biodiversity value, which includes garden land; Opportunity to improve provision of, and connectivity to surrounding, GI assets and enhance biodiversity; Site located on a minor and major aquifer – consider water quality impacts; Vulnerability to noise pollution from railway line; Opportunity to introduce/improve public footpaths to make accessible for the enjoyment of new/existing residents the open space of the site, and to increase accessibility to key services and sustainable transport around Egley Road across the railway line; Impacts on existing transport infrastructure and opportunities to improve sustainable transport infrastructure (or improve access to it).</p>
Summary of Economic Impacts & Issues	
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • 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 • Improve accessibility by providing sustainable transport infrastructure such as pedestrian and cycle links – particularly over the railway line • Improve provision of green infrastructure assets and connectivity to wider GI network. • 'Design out' the opportunity for crime and create an environment that reduces fear of crime. • Secure contribution to provision of essential transport infrastructure related to the development of this site. • Site layout and design to minimise loss of garden land. • Improve access to key services and facilities by improving pedestrian and cycle links – particularly to the surrounding urban area (such as Mayford Neighbourhood Centre) and east over the railway line to Egley Road. • A Noise Impact Assessment would be required - detailed site layout may require landscaping to buffer against any noise impacts from the railway line. • Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site. • Careful design of layout to take into account vegetation forming 'Escarpment and Rising Ground of Landscape Importance', to preserve integrity. • Retain protected trees and retain/enhance landscaping to reduce visual impact. • Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality. • Contribution towards SANG and SAMM of the SPA. • Take opportunities to make positive contribution towards biodiversity through the creation of alternative green spaces, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI 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. • Conduct a Transport Assessment to determine impact on existing transport infrastructure and measures to enhance sustainable transport options. • Further investigation into land contamination required. 	

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/0006/WBYF, SHLAAWB019b: Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY 30 hectare site for residential including Affordable Housing, open space and landscaping						
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"> facilitate meeting the Core Strategy allocation as a minimum? provide high quality housing? provide the right type and size of housing to meet local need? provide pitches for Gypsies and Travellers? support the delivery of extra care or enhanced sheltered accommodation? support the provision of affordable housing? support the provision of Lifetime Homes to meet identified needs? provide appropriate properties for a change demographic profile? 	<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 & 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 & 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 make a significant contribution to meeting overall housing requirement, including affordable housing.</p> <p>It is anticipated that the site would yield 592 dwellings (SHLAA, 2014). It is assumed that development would be phased over several years.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in

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						latest SHMA (Policy CS11)
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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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 will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Site is within suitable walking distance (750m) of West Byfleet District Centre and health services therein. This also encourages walking/cycling to key services and shops in the District Centre.</p> <p>It is also within walking distance (400m) of West Byfleet Recreation Ground and playground, which encourages healthy lifestyles through recreation.</p> <p>Dodds Lane on the southern boundary of the site also provides a public footpath and cycle route, and the River Wey navigation is a recreation corridor.</p> <p>Accessibility to leisure and open space would be improved by allocating significant parts of the site for strategic open space and landscaping, and improving pedestrian/cycling links as part of wider infrastructure improvements.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Creation of new /improvement of existing open space for leisure and recreation as part of site development • Improvements to cycling and pedestrian access to West Byfleet District Centre
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"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	0	0	0	<p>The developable area of the site is within Flood Zone 1 where new development is recommended to take place. It is, however, adjacent to land classified as Flood Zone 2 and 3 – across the River Wey Navigation, which should be taken into account. There is also a drainage channel within the site, which should be taken into account.</p> <p>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>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</p>

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						<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>Due to the potential 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>Available information suggests pluvial flooding in the locality. Some parts of the site may be at risk of surface water flooding (the Environment Agency has identified a 10% risk). 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> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment • Include a buffer zone between any watercourse and development
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers</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"> • Design of the scheme to seek to design out crime and reduce the fear of crime. For example,

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		<p>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>				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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 1600-2000m access by foot to nearest centre (beyond suitable walking distance) • 1333-2666m access by bicycle to nearest centre • 31-35 mins to the nearest GP • 11-15min distance to nearest primary school • 31-35min distance to nearest secondary school • 20-30 mins to Woking Town Centre • 20-30min distance to nearest railway station <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>The development of the site would provide leisure and recreation opportunities in the form of open space – which should be accessible to existing and new residents.</p> <p>It is well located to services and facilities (including a primary school) in West Byfleet District Centre.</p>

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						<p>Development of the site brings an opportunity to improve accessibility to the Centre via improved footpaths, cycle links and additional bus services along Parvis Road.</p> <p>Development of this scale at this site would generate a need for services and facilities. Consider the creation of new education facilities to serve the needs of new residents.</p> <p>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to key services and facilities by improving sustainable transport infrastructure. • Possible contribution to education infrastructure to serve any additional need.
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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>Site is an open land within the Green Belt. Consequently its development impacts on this objective are predicted to be neutral.</p>
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? 	<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	0	<p>Development impacts are predicted to be neutral. The site is in close proximity to West Byfleet District Centre, cycle routes, bus routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting sustainable forms of transport.</p>

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	<ul style="list-style-type: none"> • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>Although the M25 motorway runs approximately 400m away from the developable area of the site to the east, the remaining wedge of Green Belt land would provide sufficient separation – this includes a green infrastructure buffer between proposed residential development and the motorway of 'Old Wood' woodland and the West Hall development. However, development would need to consider the impact of noise from the M25 and ensure any necessary mitigation measures are implemented to protect residential amenity.</p> <p>Optimising/mitigating measures: Noise Impact Assessment required. Design of development to include mitigation measures to reduce risk of noise pollution.</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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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>Parts of the site are believed to be Grade 3 Agricultural Land (Good/Moderate) but Natural England data does not subdivide this into Grade 3a/3b. Further survey work would be required. This constraint is not considered to be significant, and can be accommodated in development with design and mitigation.</p> <p>Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination on this former MOD land 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. There is an opportunity to remediate any contaminated land with development of the site, contributing positively towards this objective.</p> <p>The loss of quality agricultural land against the potential to remediate contaminated land (if found) has led to a neutral score.</p> <p>Mitigating/optimising measures: Survey work/consultation with Natural England to determine Agricultural Land Classification – any site layout and design to pay regard to results. Land contamination survey required – remediation of any contamination found to make development acceptable.</p>
<p>9. Conserve and enhance biodiversity</p>	<p>Would the development of the site / policy option:</p>	<p>Targets: maintain and enhance biodiversity.</p>	-	-	-	<p>There are no designated biodiversity assets within or adjacent to the site allocated for development, with the</p>

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	<ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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>exception of protected trees. The site is currently used for pasture fields with strong vegetation. In the wider area are large blocks of mature woodland (to the north and western sides). Mature trees and hedgerows border the fields and tracks. Some tree belts bordering Parvis Road to the north, the Broadoaks site to the north west, and the west boundary of Dodds Wood are protected by TPO. Old Wood to the north west (200m) of the site is designated Ancient Woodland. The southern corner of the site abuts the Wey Navigation – a wildlife corridor. A Biodiversity Opportunity Area lies to the south of the Wey Navigation, but does not come within the development site.</p> <p>The current features of the site may have some ecological merits, and provide habitats for wildlife. Adverse impacts on these habitats, including their fragmentation, can be avoided with design or mitigation. Where possible, habitats and habitat connections should be protected and enhanced.</p> <p>A significant area of the site is allocated for green infrastructure (4.7ha). Additional GI could also be provided on land to the east which is also within the same ownership but which would remain within the Green Belt. Mitigation and design should protect and enhance areas of woodland and parkland, valuable tree belts and habitats of ecological value. Development can incorporate new green infrastructure assets, connecting them to the wider GI network. There is an opportunity for biodiversity to be improved.</p> <p>The residential development of the site would result in a significant 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. The site is within walking distance of the proposed SANG at Byfleet</p> <p>Optimising/mitigating measures: Landscape assessment / ecological survey / tree survey to be undertaken identifying appropriate mitigation measures. Development proposals should seek to retain and improve natural features and habitat connections (or replace them as a last resort). Allocated development and open space to include new/improved green infrastructure assets, and to connect these to wider GI network. Design of development to pay regard to Ancient Woodland</p>
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						and other habitats including Dodd's Wood, Tins Wood, Wey Navigation and tree belts.
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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<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 development of the site would bring about the loss of Green Belt land, which is an important landscape. The Green Belt boundary review considers the land to be of critical importance to providing strong containment of the urban area, and checks 'sprawl' and prevents encroachment into the sensitive landscape. It has a largely unspoilt rural character with strong vegetation and a strong sense of place. West Hall also contributes to the character of the area, with associated parkland characteristics. Overall, the area has a high landscape sensitivity to change.</p> <p>Buildings of the West Hall Estate at the eastern boundary of the site are locally listed; Broadoaks to the west of the site is a Grade II Listed Building; and Ancient Woodland lies to the north east of the site.</p> <p>It is possible to mitigate adverse impacts on important landscapes and heritage assets. Development would need to be sensitively designed to create a strong landscape edge to the settlement – significant amounts of green infrastructure should serve to maintain effective separation between the settlements of West Byfleet and Byfleet, as well as reduce visual impacts on heritage assets and other valued features.</p> <p>Development of the site brings about potential to improve access to the natural environment through improved green infrastructure spaces and links – a positive score has therefore been given in the longer term, once landscaping has matured, visual impacts are reduced and green infrastructure is serving its multifunctional purpose.</p> <p>Optimising/mitigating measures: Development to incorporate significant elements of green infrastructure (and links to wider GI network), having regard to landscape's sensitivity to change; Retain large areas of woodland, parkland, tree belts, and public footpaths, and strengthen with additional landscaping, to preserve character and provide buffers to sensitive landscapes and features (e.g. heritage assets); Site layout and design to create a strong landscape edge to development; Site layout and design of development to have regard to heritage assets and their setting;</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <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 & 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>As a greenfield site, the residential development would be required to achieve Level 5 the energy and water components of the Code for Sustainable Homes.</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). This will be offset to some degree by the introduction of new green infrastructure which is valuable for adaptation purposes.</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, to reduce surface water flood risk. 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"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<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</p>	<p>-</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>The site has been identified in the Surrey Minerals Plan as a Concrete Aggregate Safeguarded Site. Surrey County Council would need to be consulted on any development coming forward. As development would prevent this safeguarded site from coming forward for the extraction of</p>

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		aggregates).				minerals, the site has been scored negative in the short term. By engaging with the County Council, it is likely that the loss of this minerals site can be mitigated in the medium to long term. Optimising/mitigating measures: Engagement with Surrey County Council regarding safeguarded status of land.
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"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <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"> • 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 5 of the Code for Sustainable Homes. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). The Environment Agency has also confirmed that the site is located in a High Risk Ground Water area and on a major aquifer. However, the proposed land-use should not have a significant impact on water quality. A watercourse runs through/parallel to the site and there is the potential for water contamination during and post construction. Suitable mitigation measures will need to be implemented to prevent water resource pollution before construction commences. Optimising/mitigating measures: Design of the development would have to provide suitable

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						<p>wastewater and sewerage infrastructure</p> <p>Mitigation measures to ensure watercourse does not become contaminated</p> <p>Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality.</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"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<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 & 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 has good accessibility to key services and facilities in West Byfleet District Centre. It is within walking distance of shops, community facilities, leisure and recreation and schools. A bus service runs along Parvis Road bounding the north of the site, which can be improved with any development coming forward. It is just over 1km (suitable cycling distance) of West Byfleet railway station. A public footpath and cycle route runs across the south of the site to Pyrford Road.</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. This could include improved pedestrian and cycle links to West Byfleet District Centre, and improved bus services.</p> <p>Optimising/mitigating measures: Conduct a Transport Assessment and submit Travel Plan to determine impact on local transport infrastructure and measures to improve sustainable transport infrastructure and access to/from site.</p>
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and stable levels of	Would the development of the site / policy option:	Targets: increase employment provision and	0	0	0	As an allocation for residential and green infrastructure development, employment issues are largely inapplicable.

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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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<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>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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district 	<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>0</p>	<p>0</p>	<p>0</p>	<p>The supply of land for housing plays a role in supporting the local economy, hence the positive score. The development of the site could support the vitality of the nearby District Centre.</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	<p>The site would provide a significant amount of housing, and associated benefits such as affordable housing, which is needed in the area; Potential vulnerability to surface water flooding, adjacent to Flood Zones 2 and 3, and drainage channel present; Positive health impacts due to proximity to recreation area, cycle routes and public footpaths , and incorporation of significant amount of open space; Potential adverse health impacts from proximity to M25 (air and noise pollution); Would support existing community services and facilities in the area, but increased need for education infrastructure to be investigated; Excellent accessibility to West Byfleet District Centre, with opportunity to improve accessibility through provision/improvement of sustainable transport infrastructure.</p>
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Summary of Environmental Impacts & Issues	<p>Loss of Green Belt and greenfield land; Potential vulnerability to noise pollution due to proximity to M25; Potential loss of high quality agricultural land – further investigation required; Potential historical contaminative uses would require further investigation (and remediation); Site is located in High Risk Ground Water area and on a major aquifer – impacts on water quality; Impacts on protected trees and other habitats of biodiversity value such as Wey Navigation wildlife corridor, woodland and parkland; Impacts on landscape character and heritage assets and settings (West Hall and Broadoaks) which are sensitive to development; Creation/retention/replacement/improvement of green infrastructure, which will be of benefit to biodiversity and to offset landscape impacts; Opportunity to improve access to natural environment for new/existing residents; Supports sustainable modes of travel - reduced reliance on car due to excellent accessibility to West Byfleet District Centre and sustainable transport options; Recognise scale of residential development and potential for waste generation; Proximity to Wey Navigation and potential effect on water quality to be considered; Lies within walking distance of proposed Byfleet SANG, reducing impacts on Thames Basin Heaths SPA; Potential adverse impact on existing transport infrastructure –transport assessment required – but potential to improve sustainable transport infrastructure.</p>
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Summary of Economic Impacts & Issues	Residential development of this scale would play a strong role in supporting and enhancing West Byfleet District Centre economy.
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<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage 	
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- Flood Risk Assessment
- Include a buffer zone between any watercourse and development
- 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 by improving sustainable transport infrastructure.
- Possible contribution to education infrastructure to serve any additional need
- Creation of new/improvement of existing open space for leisure and recreation as part of site development.
- Improve sustainable transport infrastructure including pedestrian and cycle links and bus services to West Byfleet District Centre, and to surrounding open spaces for recreation.
- Mitigation measures to ensure watercourse does not become contaminated
- Early engagement with Environment Agency recommended, and Flood Risk Assessment may be required.
- Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality.
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Secure contribution to provision of essential transport infrastructure related to the development of the site.
- Investigate increased need for education infrastructure and appropriate contributions to be made.
- Noise Impact Assessment to be conducted - detailed site layout may require landscaping to buffer against the noise impacts from the motorway.
- Engagement with Natural England to determine quality of Agricultural Land, and precise location.
- Land contamination survey required, and remediation if contamination found.
- Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site (such as TPO areas, woodland, parkland, Biodiversity Opportunity Area, Wey Navigation wildlife corridor) – design to have regard to biodiversity opportunities.
- Seek to retain and improve natural features and habitat connections (or replace them as a last resort).
- Provision of new and improved green infrastructure and improved connectivity to wider GI network, with a view to minimise impact of development on character of landscape and settings of heritage assets.
- Site layout and design to create a strong landscape edge to development;
- Design of development to achieve Level 5 of the Code for Sustainable Homes, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change;
- Engagement with Surrey County Council as site identified in the Surrey Minerals Plan as a Concrete Aggregate Safeguarded Site.
- Contribution towards SANG and SAMM of the SPA.
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
- Conduct a Transport Assessment and submit Travel Plan to determine impact on local transport infrastructure and opportunities to incorporate new/improve upon existing sustainable transport infrastructure.

SITE/0004/WBYF, SHLAAWB004: Broadoaks, Parvis Road, West Byfleet, KT14 6LP

14.16 hectare site for employment-led mixed use development to comprise offices, research premises, residential including Affordable Housing, housing to meet the accommodation needs of the elderly, accommodation

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"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<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 & 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 & 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.</p> <p>The yield is tbc (SHLAA, 2014), however potential residential capacity would be limited by the office and research uses and constrained by the presence of the listed building and its setting therefore single rather than double positive impact expected in terms of this objective.</p> <p>As a greenfield site, 50% affordable housing provision would be required.</p> <p>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Potential for site to provide homes for older people
<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"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? 	<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>The site is within walking distance of West Byfleet District Centre, bus routes along Parvis Road, and is situated adjacent to the existing residential urban area.</p> <p>It is within cycling distance (just over 1km) of West Byfleet</p>

SITE/0004/WBYF, SHLAAWB004: Broadoaks, Parvis Road, West Byfleet, KT14 6LP
14.16 hectare site for employment-led mixed use development to comprise offices, research premises, residential including Affordable Housing, housing to meet the accommodation needs of the elderly, accommodation

	<ul style="list-style-type: none"> improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>railway station. It is therefore likely that employees would access the site via walking or cycling, encouraging healthy lifestyles.</p> <p>There is scope to provide specialist accommodation for the elderly, thus supporting the provision of key health services.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Improvements to cycling and pedestrian links from site to West Byfleet District Centre
<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"> result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? reduce flood risk to the development and to adjacent development? avoid an adverse impact on flood zones 3a and 3b? resolve an existing drainage problem? 	<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>Approximately 5% of the site comes within Flood Zone 2, but development would avoid this site area.</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).</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 (NPPF, para. 103).</p> <p>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.</p>

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					<p>The Environment Agency has identified a 50% risk of surface water flooding. 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> <ul style="list-style-type: none"> • 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)
<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"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & 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</p>	<p>+</p>	<p>+</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 (this is an employment-led mixed use development including offices and research premises). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty. Allocation of the site enables the expansion of a high quality business park, with potential to provide employment on the urban fringe of the Borough and rural parts of the Borough, which may reduce poverty and social exclusion.</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"> • 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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		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"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<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"> • 800-1200m access by foot to nearest centre (beyond suitable walking distance) • 1333-2666m access by bicycle to nearest centre • 6-10 mins to the nearest GP • 6-10 min distance to nearest primary school • 6-10 min distance to nearest secondary school • 20-30 mins to Woking Town Centre • 20-30min distance to nearest railway station <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 of this site would provide an opportunity to improve access to employment. Various aspects of transport infrastructure can be improved with development coming forward, including: access to and from the site through highway improvements; pedestrian and cycle links improvements; provision of bus stops close to the site frontage (or improved pedestrian/cycle links to existing bus stops).</p> <p>Overall a negative impact in terms of accessibility to all services and facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Improve access to and from employment site by improving sustainable transport infrastructure

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

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<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"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<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>The site is currently designated as a Major Developed Site in the Green Belt. Part of the site is developed. Expansion of the business park would make best use of previously developed land and support higher density of employment development.</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"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<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>0</p>	<p>0</p>	<p>Expansion of this employment site means more vehicle movements and consequent emissions. However, the site is in close proximity to West Byfleet District Centre, cycle routes, bus routes and public footpaths, and has potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting sustainable forms of transport.</p> <p>The M25 motorway runs approximately 800m away to the east – dense woodland forms a buffer between the employment site and the motorway. However, development would need to consider the impacts of noise/air pollution and ensure any necessary mitigation measures are implemented.</p> <p>Expansion of the business park could lead to an increase in lighting – amenity of residential dwellings to the west should be taken into account.</p> <p>The short term negative impacts are likely to be neutralised in the short to medium term because the mitigation measure being proposed.</p> <p>Optimising/mitigating measures: Noise Impact Assessment required – mitigation measures to be incorporated into development if required.</p>

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						Amenity of residential area to the west of the site to be considered with regard to any increase in lighting.
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"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<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 lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development. There is an opportunity to remediate any contaminated land with development of the site, contributing positively towards this objective.</p> <p>Mitigating/optimising measures: Investigation into potential land contamination and subsequent remediation if contamination found.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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 comprise PDL and landscaped gardens with mature trees. Intensified employment use of the site is not considered to have a significant impact on biodiversity. There are no designated habitats within or in proximity to the site. It is surrounded by woodland to the east (Tins Wood and Dodd's Wood), and any expansion would need to have regard to conserving biodiversity features.</p> <p>Development provides the opportunity to improve biodiversity by including elements of green infrastructure and improving connections to surrounding GI assets.</p> <p>Optimising/mitigating measures: Design of development to enable conservation of protected trees (site is designated a Tree Preservation Order Area) and to woodland habitat to the east; Development to include new/improved green infrastructure and improve 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"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural 	<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*,</p>	-	0	0	<p>Although designated as Green Belt land, the site is designated as a Major Development Site in the Green Belt. The area is less sensitive to development and lies within the visual envelope of the existing built up area of West Byfleet. Extensive woodland along the eastern side of this area provides strong containment from the landscape to the west. It is considered that development of the site would not cause adverse impacts on important landscapes.</p> <p>The site includes a Grade II Listed Building – a detached country house. It was most recently used as offices, and was in military occupation until 1996. Development of the site provides an opportunity for the sensitive restoration or</p>

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	<p>assets?</p> <ul style="list-style-type: none"> • improve access to the natural and historic environment and cultural assets? 	<p>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>re-use of this asset.</p> <p>Optimising/mitigating measures: Site layout and design to retain/create a strong landscape edge to development; Development to be sensitively designed with regard to heritage asset and its setting, and consider possibility of sensitive re-use/restoration of heritage asset.</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"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code 	<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 & 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>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 non-residential development 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 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). This will be offset to some degree by the introduction of new green infrastructure which is valuable for adaptation purposes.</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</p>

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	for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15					<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 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"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	<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"> support a reduction in the generation of waste? minimise waste in the construction process? 	<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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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? 	<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 and 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>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>It is also within a High Risk Ground Water area, and on a major aquifer. However, the proposed land-use should not have a significant impact on water quality.</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>Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality.</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"> • 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? 	<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</p>	+	+	+	<p>The site has good accessibility via public transport – with an opportunity to improve sustainable transport options. The site is within walking distance of bus stops, and within cycling distance of West Byfleet railway station. It reduce the need to travel.</p> <p>Any new development would be expected to contribute to the</p>

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	<ul style="list-style-type: none"> • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 & 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>provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution. This could include improved pedestrian and cycle links to West Byfleet District Centre, and improved bus services.</p> <p>Optimising/mitigating measures: Conduct a Transport Assessment and submit Travel Plan to determine impact on local transport infrastructure and measures to improve sustainable transport infrastructure and access to/from site.</p>
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"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in 	<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>Allocation of this site would support its completion and development into a high quality business park, contributing positively towards the achievement of this SA objective in terms of provision of jobs accessible to local residents; enabling people to work near their homes; improving transport infrastructure and enhancing employment levels.</p>

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	education?	of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range 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"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<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>	++	++	++	The allocation of this site would facilitate its redevelopment and contribute positively towards this objective in terms of: delivering sufficient employment land; provide a range of premises and infrastructure to meet the needs of businesses; potentially increase the economic benefit derived from the historic environment; and support the vibrancy of the District Centre, where employees will boost the local economy.

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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	Potential to encourage healthy lifestyles through walking / cycling to and from work due to accessible location in proximity to West Byfleet District Centre; Provision of Traveller accommodation and specialist elderly accommodation to meet identified needs, and to improve social inclusion; 50% surface water flood risk; Improved accessibility to a key service – employment opportunities.
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Summary of Environmental Impacts & Issues	Efficient use of previously development land to meet employment land requirements; Reduced reliance on car, thus minimising emissions, due to proximity to District Centre and potential to improve pedestrian and cycling links, and opportunity to provide bus service for employees; Potential air and noise exposure impacts from proximity to M25 motorway; Potential light pollution impacts from expansion of business park; Further investigation into potential for contamination – subsequent remediation may be required; Site is located within a High Risk Ground Water area and on a major aquifer – affects water quality; Opportunity to improve biodiversity through new/improved green infrastructure provision and links to wider GI network; Retain protected trees (site is within a Tree Preservation Order Area); Minimal impact on landscape character -important to retain/create strong landscape edge to development; Design to take into account Grade II Listed Building – consider possibility of re-use/restoration of the asset with development; Surface water runoff risk to be considered with any increase in hard landscaping; Contribution to the provision of essential transport infrastructure related to the development of the site – highway and access improvements required.
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Summary of Economic Impacts & Issues	Supports provision of jobs accessible to local residents; Development would increase likelihood of people working near their homes; Increased employment levels; Allocation of the site would facilitate its redevelopment and completion into a high quality business park, delivering high quality employment land and providing a range of premises and infrastructure to meet the needs of businesses; Development would support the vibrancy and local economy of West Byfleet District Centre.
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Summary of optimising/mitigating measures:

- Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Potential for site to provide homes for older people
- Improvements to cycling and pedestrian links from and to site and West Byfleet District Centre
- 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
- Improve access to and from employment site by improving sustainable transport infrastructure
- 'Design out' opportunity for crime and create an environment that reduces fear of crime.
- Improve access to and from site by improving transport infrastructure, including bus services.
- Assess surface water flood risk on-site and to adjacent development, and incorporate appropriate mitigation measures such as SUDS.
- Noise Impact Assessment required, to take into account proximity of M25 – mitigation measures to be incorporated into development if necessary.
- Amenity of residential area to west to be taken into account with regard to any increased lighting.
- Investigation into potential land contamination – a desktop study should be completed and if contamination is perceived to be a problem then a full site investigation may be

SITE/0004/WBYF, SHLAAWB004: Broadoaks, Parvis Road, West Byfleet, KT14 6LP

14.16 hectare site for employment-led mixed use development to comprise offices, research premises, residential including Affordable Housing, housing to meet the accommodation needs of the elderly, accommodation

required along with a risk assessment.

- Design of development to enable conservation of protected trees (site is designated a Tree Preservation Order Area) and of woodland habitat to the east.
- Development to include new/improved green infrastructure and improve connections to wider GI network.
- Site layout and design to retain/create a strong landscape edge to development.
- Development to be sensitively designed with regard to Grade II Listed Building and its setting, and consider possibility of sensitive re-use/restoration of heritage asset.
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features, to reduce surface water flood risk.
- Design of development 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 and submit Travel Plan to determine impact on local transport infrastructure and measures to improve sustainable transport infrastructure and access to/from site.
- Consultation with Environment Agency to confirm presence of High Risk Ground Water areas and aquifers, and impacts on water quality.