



Woking Borough Council
Woking Site Allocations Development Plan Document (DPD)

Sustainability Appraisal for the
Schedule of Proposed Main Modifications

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Produced by the Planning Policy Team

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Woking Site Allocations Development Plan Document

Sustainability Appraisal Addendum relating to the Schedule of Proposed Main Modifications

Consultation Friday 18 September 2020 to Monday 16 November 2020

Introduction

The Regulation 19 consultation version of the Woking Site Allocations Development Plan Document (SA DPD) was submitted to the Secretary of State on 31 July 2019. As a result of the examination process to date, including the examination's Hearing Sessions, a number of 'Main Modifications' have been proposed by the Inspector. The SA has been reviewed to assess whether there are any potential effects that would require measures of mitigation.

The proposed Main Modifications will be published for an 8 week period of consultation from 18 September to 16 November 2020. Copies of the Schedule of Proposed Main Modifications are available on the Woking2027 website at: www.woking2027.info/allocations/sadpdexam/mmconsultation.

The Council is legally required under both European and UK law to prepare a Sustainability Appraisal (SA) of the SA DPD in order to help ensure that sustainability objectives including social, environmental and economic considerations are taken into account during all stages of the Plan preparation. The process of the SA has been integral and iterative to the development of the SA DPD, with findings published and consulted upon alongside this at each stage of its preparation (see Document Ref: WBC/SA/005-005C in the Examination's online [Examination Library](#)).

This note is an Addendum to the SA Report submitted as part of the SA DPD Examination (ref. WBC/SA/005), and supports the consultation on the Main Modifications. It provides an assessment as to whether the proposed Main Modifications to the SA DPD are likely to have significant effects on the sustainability objectives.

The SA Review of the Main Modifications

This Addendum SA Report assesses the potential sustainability implications of each of the proposed Main Modifications:

- Appendix 1 is a review of the sustainability implications of the main modifications;
- Appendix 2 presents new or updated sustainability appraisal tables of proposed modifications; and
- Table 1 is the summary of the conclusions of the revised SA.

The table in Appendix 1 presents a review of the sustainability implications of the Main Modifications, referring to where modifications have required an updated and/or new site appraisal and whether there are likely to be any significant effects. In ascertaining whether a site appraisal update is required the following questions were considered and a professional judgement made:

1. do the changes, deletions and additions significantly affect the findings, particularly the score of the SA objectives, of the Regulation 19 Consultation SA Report; and/or,
2. do they give rise to significant environmental/sustainability effects, particularly the potential for negative effects?

On review of the Main Modifications it is concluded that the majority do not require an updated sustainability appraisal of the site, and that the Regulation 19 Consultation SA Report (ref. WBC/SA/005 and its associated appendices) should still be referred to regarding these.

As a result of this general assessment, where it was felt updated and/or new site appraisals were required, they have been produced and presented in Appendix 2. A precautionary approach has been adopted whereby any uncertainty around the likely implications of a modification led to an updated site appraisal being produced.

A summary of the results of the review of the sustainability implications of the Main Modifications is set out below in Table 1.

Table 1: Summary of whether there are any significant effects evident in the screening of modifications, including from the revised and/or new sustainability appraisal of sites, as a result of the Main Modifications (MMs)

DPD Policy/Section	MM Ref	Description of effects as a result of the MMs
Policy UA13: 30-32 Goldsworth Road, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road	MM55	Positive effect - the existing sustainability appraisal for the site identified the risk around the loss of a community facility, and recommended this risk be mitigated by relocating it to another location. The MM seeks to ensure the allocation does not result in the loss of a community facility, and that the site is developed in accordance with Policy CS19: <i>Social and community infrastructure</i> . By adding community uses to the allocation, the site appraisal leads to a positive score against SA Objective 5 (see revised site appraisal in Appendix 2). The site's allocation continues to be recommended.
Policy UA14: Poole Road Industrial Estate, Woking GU21 6EE	MM59	Positive effect - a revised sustainability appraisal of the site has been completed to consider the effect of this modification as set out in Appendix 2. Although it does not significantly alter the findings of the existing SA, allocation of the site to include residential uses results in additional positive scoring against SA Objective 1, and reinforces the recommendations to allocate the site as long as its allocation does not result in the overall loss of employment floorspace. In order to avoid adverse impacts against SA Objective 10, a key requirement and supporting text is included in the allocation to ensure SANG and SMMM contributions are made. The main modification enables compliance of the allocation with the requirements of the Core Strategy.
Policy UA25: Land within Sheerwater Priority Place, Albert Drive, GU21 5RE	MM104-105	Potential effects - whilst the MM does cause implications for the sustainability appraisal for the site, the modification is proposed as it reflects the development status of the site – part outline and part full planning permission was granted subject to legal agreement in April 2019, and the first phase of redevelopment has commenced. The planning consent secures the necessary measures of mitigation to address the impacts of the development on the European designated sites and other potential impacts identified in the existing SA.
Policy UA36: Land at Bradfield Close and 7 York Road, GU22 7XH	MM156-159	Potential effects - the modification relates to a deletion of a site from the DPD, which was to make a contribution towards the borough's supply of housing, including affordable housing, of approximately 46 dwellings during the plan period. This MM would not have a significant effect on the findings of the SA as the DPD builds in sufficient contingency to ensure the delivery of the Core Strategy housing and affordable housing requirements.
Policy UA37: Owen House and The Crescent, Heathside Crescent, GU22 7AG	MM60-163	Potential effects - the size of the allocated site has been reduced due to Owen House being redeveloped as part of an adjacent site, which also affects the proposed uses. A revised SA has been completed to consider the new site area and new proposed uses as set out in Appendix 2. The SA highlights that, as a result of the MMs, there are fewer positive scores against the economic objectives (the scores are now neutral). However, inclusion of the modified site continues to provide positive outcomes against other objectives – such as SA Objectives 1 and 6 – and its inclusion as an allocation continues to be supported. In order to address adverse impacts against SA Objective 5, re-provision or relocation of the specialist accommodation and community service is recommended.
Policy UA42: Land at Station Approach, West Byfleet, KT14 6NG	MM186-MM188	Potential effects - the MM reflects the planning status for the site, however a revised SA has been completed as set out in Appendix 2. The overall findings of the sustainability appraisal for the site remain the same, and overall the site continues to be supported for allocation for mixed-use development. The revised SA recommends further measures are incorporated into the policy to ensure adverse impacts against SA Objectives 7, 8 and 10 are mitigated, which are addressed by the additional MMs to the policy i.e. to preserve heritage assets and pay regard to their settings; to submit an Air Quality Assessment in accordance with Policy DM6; and to investigate and potentially remediate current or historical contaminative uses of the site.
Policy UA44: Woking Football Club,	MM196-198	Potential effects - the development of the site was appraised for two scenarios of 40 and 992 net additional dwellings (the site appraisals are available in

Westfield Avenue, GU22 9AA		Appendix 11 of the SA Report accompanying the Regulation 19 consultation Site Allocations DPD, examination document ref: WBC/SA/005A). The Council subsequently decided not to include a site capacity figure in the DPD for the site. Having reviewed the scores, a residential yield of 93 would result in a positive impact against SA Objective 1 (rather than a very positive impact). The MM would not alter the overall findings of the SA – the site is recommended for allocation due to the positive effects against several SA Objectives, including SA Objectives 1, 2, 5, 6, 11, 15, 16 and 17.
Policy SA1: Overall policy framework for land released from the Green Belt for development	MM200-201	<p>Positive effect - the existing site appraisals scored positively against SA Objective 1 in terms of providing pitches for Gypsies and Travellers. The MM is focused on clearly indicating the design criteria for Traveller sites, better reflecting national policy and guidance. The inclusion of this text is justified as the latest national Planning Policy for Traveller Sites post-dates the adoption of the Core Strategy. The MMs referring to indicative phasing are focused on ensuring delivery within the plan period. These MMs would introduce measures which serve to reinforce the existing positive scores by providing design guidance and certainty regarding delivery. The main modifications will positively ensure appropriate design standards are met and development comes forward in a timely and sustainable manner.</p> <p>Potential effects – The proposed change relates to allocating Gabriel's Cottage and Stable Yard as insets within the Green Belt rather than being washed over by the Green Belt. Each of the sites is allocated for 1 pitch and they have been operational sites for a while as temporary Traveller sites. The principle for releasing Green Belt land using a sequential approach to meet the needs of Gypsies, Travellers and Travelling Showpeople was established by Policy CS14 of the Core Strategy, subject to its own sustainability appraisal process and found sound by the Examination of the Core Strategy. The approach was subsequently supported in the Green Belt boundary review. The MM serves to provide more certainty about the status of the sites and their release from the Green Belt in accordance with the NPPF and the national Planning Policy for Traveller Sites. However, as the release of the sites from the Green Belt could lead to sustainability effects, revised site appraisals have been conducted and are provided in Appendix 2 below. The appraisals identify predominantly positive effects, particularly against SA Objectives 1, 4, 6 and 15. Potential adverse effects were identified against SA Objectives 9 and 10, and mitigation measures have been recommended accordingly. The MMs to Policy SA1 incorporate these measures.</p>
Policy GB3: Brookwood Cemetery, Cemetery Pales, GU24 0BL	MM211-213	<p>Positive effects - although the MMs introduce or amend a number of key requirements and text in the Reasoned Justification which serve to reflect the ongoing progress of infrastructure delivery at the site – a revised and updated SA has been completed as several scores were anticipated to change – as set out in Appendix 2.</p> <p>The revised SA shows that overall, the allocation of the site would lead to positive and very positive effects, particularly against SA Objectives 2, 5, 10 and 17. Mitigation measures can be included in the allocation policy, in addition to those of the wider Development Plan, to avoid negative impacts identified – such as potential impacts on protected habitats and biodiversity, heritage assets, water resources, exposure of habitats to light, and purposes of the Green Belt. Overall, the sustainability appraisal continues to support the allocation of the site as its restoration and improvement would make a positive (sometimes significantly positive) contribution towards several SA objectives.</p>
Policy GB7: Nursery land adjacent to Egley Road, Mayford GU22 0PL	MM225-228	<p>Potential effects - the existing site appraisal identifies the adverse impacts of development on the purposes of the Green Belt and character of the landscape, and puts forward mitigation measures to reduce these effects. The MM seeks to provide further clarity and emphasis on the requirement to maintain visual separation between the settlements. Whilst this may reduce the extent of adverse impact under SA Objective 10, it would not significantly alter the scores or findings of the existing SA.</p> <p>Potential effects - the MMs simplify and rationalise key requirements regarding the protection of trees, and also identify a specific area to the south of the site subject to an area TPO. Whilst this may cause a limited reduction in the capacity of the site to deliver housing, there is no significant effect against SA Objective 1, which would still result in a positive score and already recognises that the entire site area would not be available for housing. The</p>

		existing SA identifies measures to protect trees and thus reduce adverse effects against SA Objective 10, and whilst the MMs reinforce these measures, the overall scores and findings of the SA would not change.
Policy GB9: Land adjacent to Hook Hill Lane, Hook Heath, GU22 0PS	MM233-236	Potential effects - The existing SA considered that the site could provide a suitable location for green infrastructure to serve surrounding proposed development including that at land to the north east and north west of Saunders Lane and Hook Hill Lane. These sites have since been removed from the Site Allocations DPD, reducing the justification to safeguard the land for green infrastructure. Whilst its removal from the DPD would forfeit some positive impacts - such as improved GI connectivity, enhancing biodiversity, and making Green Belt land accessible for enjoyment and healthy lifestyles – its inclusion was not considered to be consistent with national policy, and it is also considered that the positive impacts identified in the SA could continue to be achieved by retaining the site in the Green Belt.
Policy GB10: Land surrounding West Hall, Parvis Road, West Byfleet KT14 6EY (Traveller site)	MM237-240	Positive effects – the existing site appraisal scored positively against SA Objective 1 in terms of provision of Traveller accommodation, and recommended optimising measures in terms of quality and design. The MMs aim to clarify where on the site the pitches would be accommodated; provide certainty about delivery arrangements (with reference to the modified policy SA1); and strengthen the optimising measures by introducing more detailed design requirements to accord with local and national policy. The MMs would lead to positive effects against SA Objective 4 in terms of improving social inclusion, and strengthen the positive effects against SA Objective 1 in terms of ensuring pitches of a good quality design are delivered.
Policy GB13: Brookwood Farm SANG, adjacent to Brookwood Farm Drive, GU21 2TR	MM252-255	Positive effects - the MM reflects an expansion to the site boundary from 24.8ha to 26ha, increasing its SANG capacity to support 1050 dwellings rather than 612 dwellings – as the site boundary has changed significantly from that which was originally appraised (8.06ha), a revised SA is provided in Appendix 2. The scores reaffirm the recommendation that the site should be allocated for SANG use, due to the positive impacts against a number of SA Objectives, including very positive impacts against SA Objective 5 and SA Objective 9.
Policy GB17: Woking Palace, Carters Lane, Old Woking GU22 8JQ	MM265-268	Potential effects - The existing SA considered that the site could provide a suitable location for green infrastructure in the form of heritage country parkland, contributing very positive effects against SA Objective 10 (leading to the improved management, restoration and/or sensitive reuse of a heritage asset and culturally important building; as well as improving access to the natural and historic environment of Woking). Whilst the MM means that the site is not allocated for these uses in the short-term, the modified policy would result in a development brief which better informs the effective delivery of the land, leading to the positive impacts identified in the SA in the longer-term. The MM ensures a justified and effective approach to the site which is consistent with national policy relating to the conservation and enjoyment of the historic environment. The scores and findings of the existing SA remain relevant in informing the retention of this policy in its modified form.

Conclusion

This assessment concludes that there are no significant effects as a result of the Main Modifications to the SA DPD on meeting the sustainability objectives of the SA. The majority of Main Modifications have positive effects and improve the SA DPD. The sustainability appraisals for the proposed new uses and/or capacities on sites, on balance, provide a positive outcome which supports their inclusion. Any adverse effects identified in the new/updated appraisals are addressed through key requirements incorporated into the modified policies of the DPD.

Appendix 1: A Review of the Sustainability Implications of the Main Modifications

Modification Ref	Summary of the Main Modification	Sustainability Appraisal Implications
MM1	Rationalise and simplify key requirements and reasoned justification (RJ) for each allocation.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. This modification would not have a significant impact upon the existing sustainability appraisal (SA).
MM2	Explanatory text clarifying the approach to affordable housing provision in the DPD.	The Main Modification (MM) relates to introductory text, which provides additional clarity on the definition of affordable housing. The modification would not have a significant impact upon the existing sustainability appraisals, where sites allocated for residential use were scored positively for their ability to 'support the provision of affordable housing'.
MM3	Contribution to custom/self-build housing could be made.	The MM seeks to provide clarity on where custom/self-build housing contributions are sought. This modification would not have a significant impact upon the existing SA.
MM4	Sets out how additional Suitable Alternative Natural Greenspace land will be made available if required.	The MM relates to introductory text, which provides additional clarity on how SANG land will be bought forward if monitoring shows it is required. This modification would not have a significant impact upon the existing SA.
MM5	Sets out how a Design Review Panel should be referred to for tall building applications.	This MM relates to introductory text, which provides additional clarity on the design process should an application propose tall buildings. The modification would not have a significant impact upon the existing sustainability appraisals, where sites were scored on their ability to support higher density development.
Policy UA1: Library, 71 High Road, Byfleet KT14 7QN		
MM6-MM9	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing SA.
	Rationalise and simplify the RJ, including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.

	climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	
	Additional key requirement to ensure a sequential approach is applied to the layout of development on the site, and the most vulnerable development is located in areas of lowest flood risk.	No significant effect – the sustainability appraisal for the site had identified the flood risks and recommended appropriate site layout. The MM serves to strengthen the mitigation measures already recommended in the SA.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA2: Trizancia House and Woodstead House, Chertsey Road, Woking GU21 5BJ		
MM10-MM13	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to the comprehensive redevelopment of the site; Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Additional key requirement to ensure proposals pay regard to heritage assets identified within and/or adjacent to the site, and identify specific assets within Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA.

	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA3: Chester House, 76-78 Chertsey Road, Woking GU21 5BJ		
MM14 – MM17	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Additional key requirement to ensure proposals pay regard to heritage assets identified within and/or adjacent to the site, and identify specific assets within Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA4: 1-12 High Street and 26-34 Commercial Way, Woking GU21 6EN		

MM18-MM21	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to the comprehensive redevelopment of the site; Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Additional key requirement to ensure proposals submit an Air Quality Assessment taking into account Natural England's Habitat Regulations guidance note.	No significant effect – the site has been assessed against SA Objective 7 which seeks to minimise air pollution, including by an increase in congestion which may cause pollution from traffic. The MM serves to strengthen the mitigation measures already recommended by the SA by clarifying that the scale of development is likely to trigger the need for a bespoke Air Quality Assessment, as per policy DM6 of the Development Management Policies DPD.
	Additional paragraph in RJ expressing support for comprehensive redevelopment of the site to maximise efficient use of land; and consideration of a phased approach if	No significant effect – the site scored positively against SA Objective 6 in terms of maximising the efficient use of previously developed land. The MM provides more clarity to ensure proposals support this objective. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.

	underpinned by a development framework or masterplan for the entire site.	
Policy UA5: The Cornerstone, The Broadway and Elizabeth House, Duke Street, Woking GU21 5AS		
MM22-MM25	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Additional key requirement to ensure proposals submit an Air Quality Assessment taking into account Natural England's Habitat Regulations guidance note.	No significant effect – the site has been assessed against SA Objective 7 which seeks to minimise air pollution, including by an increase in congestion which may cause pollution from traffic. The MM serves to strengthen the mitigation measures already recommended by the SA by clarifying that the scale of development is likely to trigger the need for a bespoke Air Quality Assessment, as per policy DM6 of the Development Management Policies DPD.
Policy UA6: 2-24 Commercial Way and 13-28 High Street, Woking GU21 6BW		

MM26-MM29	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Additional key requirement and text within RJ to ensure impacts on the Downside Goods Yard rail aggregates depot are avoided.	No significant effects – the MM seeks to clarify that the site falls within the consultation area around a minerals safeguarding site. Whilst this could potentially lead to a positive effect in terms of preserving mineral resources, it does not significantly alter the findings of the existing SA.
	Amend key requirement to ensure existing office floorspace is re-provided and new provision seeks to address employment needs.	No significant effects – the development of the site was considered to score very positively against economic objectives in the existing sustainability appraisal for the site. The MM serves to reinforce this outcome by amending the Regulation 19 consultation policy requirement from addressing only the needs of small businesses, to an assessment of wider employment needs in recognition that needs may change over time.
Policy UA7: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking GU22 7AE		

MM30-MM33	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Additional key requirement and text within RJ to ensure impacts on the Downside Goods Yard rail aggregates depot are avoided.	No significant effects – the MM seeks to clarify that the site falls within the consultation area around a minerals safeguarding site. Whilst this could potentially lead to a positive effect in terms of preserving mineral resources, it does not significantly alter the findings of the existing SA.
	Additional key requirement and text within RJ to ensure any current or historical contaminative uses of the site are appropriately investigated, and remediated if necessary.	No significant effects – the existing sustainability appraisal for the site recommended appropriate investigation into current or historical contaminative uses (against SA Objective 8) – the MM seeks to better reflect the recommendations of the existing SA.
Policy UA8: Former Goldsworth Arms PH, Goldsworth Road, Woking GU21 6LQ		
MM34-MM37	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.

	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Text regarding comprehensive redevelopment of the site with an adjacent site moved from policy text to RJ text.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. The MM would not alter the scores or findings of the SA (the development of the site already scores positively under SA Objective 6 – making the best use of previously developed land).
Policy UA9: 113-129 Goldsworth Road, Woking GU21 6LR		
MM38-MM41	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.

	Strategy at development management stage.	
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA10: MVA and Select House, Victoria Way, Woking GU21 6DD		
MM42-MM45	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to meeting other requirements of the Development Plan from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Additional key requirement and text within RJ to ensure impacts on the Downside Goods Yard rail aggregates depot are avoided.	No significant effects – the MM seeks to clarify that the site falls within the consultation area around a minerals safeguarding site. Whilst this could potentially lead to a positive effect in terms of preserving mineral resources, it does not significantly alter the findings of the existing SA.
Policy UA11: 1-7 Victoria Way and 1-29 Goldsworth Road, Woking GU21 6JZ		

MM46-MM49	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Additional key requirement and text within RJ to ensure impacts on the Downside Goods Yard rail aggregates depot are avoided.	No significant effects – the MM seeks to clarify that the site falls within the consultation area around a minerals safeguarding site. Whilst this could potentially lead to a positive effect in terms of preserving mineral resources, it does not significantly alter the findings of the existing SA.
	Additional key requirement to ensure a high standard of amenity for future users.	No significant effects – the existing sustainability appraisal for the site recommended that in order to meet SA Objectives, development should provide high quality homes that meet the design standards set out in the Core Strategy (e.g. CS21: Design) and relevant SPDs (e.g. the Design SPD). The MM seeks to provide further clarity around design requirements sought by these policies and guidance, and doesn't alter the scores or findings of the SA.
Policy UA12: Synergy House, 8 Church Street West, Woking GU21 6DJ		
MM50-MM53	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.

	reference to meeting other requirements of the Development Plan from the text within the policy box to the RJ.	
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA13: 30-32 Goldsworth Road, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking GU21 6JT		
MM54-MM57	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Additional key requirement to ensure proposals submit an Air Quality	No significant effect – the site has been assessed against SA Objective 7 which seeks to minimise air pollution, including by an increase in congestion which may cause pollution from traffic. The MM serves to strengthen

	Assessment taking into account Natural England's Habitat Regulations guidance note.	the mitigation measures already recommended by the SA by clarifying that the scale of development is likely to trigger the need for a bespoke Air Quality Assessment, as per policy DM6 of the Development Management Policies DPD.
	Additional key requirement and text within RJ to ensure impacts on the Downside Goods Yard rail aggregates depot are avoided.	No significant effects – the MM seeks to clarify that the site falls within the consultation area around a minerals safeguarding site. Whilst this could potentially lead to a positive effect in terms of preserving mineral resources, it does not significantly alter the findings of the existing SA.
	Amendment of allocated uses, and key requirement on re-location of community floorspace.	Positive effect – the existing sustainability appraisal for the site identified the risk around the loss of a community facility, and recommended this risk be mitigated by relocating it to another location. The MM seeks to ensure the allocation does not result in the loss of a community facility, and that the site is developed in accordance with Policy CS19: <i>Social and community infrastructure</i> . By adding community uses to the allocation, the site appraisal would result in a positive score against SA Objective 5. A revised site appraisal has been completed – please see Appendix 2 – its allocation continues to be recommended.
Policy UA14: Poole Road Industrial Estate, Woking GU21 6EE		
MM58-MM61	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Additional key requirement and text within RJ to ensure impacts on the Downside Goods Yard rail aggregates depot are avoided.	No significant effects – the MM seeks to clarify that the site falls within the consultation area around a minerals safeguarding site. Whilst this could potentially lead to a positive effect in terms of preserving mineral resources, it does not significantly alter the findings of the existing SA.
	Text regarding comprehensive redevelopment of the site with an adjacent site moved from policy text to RJ text.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. The MM would not alter the scores or findings of the SA (the

		development of the site already scores positively under SA Objective 6 – making the best use of previously developed land).
	Amendment to site allocation to support an element of residential use. Additional key requirements to contribute towards SAMM and affordable housing should a residential element be proposed; and amended key requirements on Lifetime Homes.	Positive effect – a revised sustainability appraisal of the site has been completed to consider the effect of this modification – please see Appendix 2. Although it does not significantly alter the findings of the existing SA, allocation of the site to include residential uses results in additional positive scoring against SA Objective 1, and reinforces the recommendations to allocate the site as long as its allocation does not result in the overall loss of employment floorspace. In order to avoid adverse impacts against SA Objective 10, a key requirement and supporting text is included in the allocation to ensure SANG and SAMM contributions are made. The MMs facilitate compliance of the allocation with the requirements of the Core Strategy.
	Additional key requirement to consider potential wastewater network capacity constraints in the area, and additional sentence in RJ to determine whether a detailed drainage strategy is needed.	No significant effects – the MM provides more clarity to ensure proposals avoid impacts on the capacity of the wastewater network through an effective drainage strategy. The sustainability appraisal for the site had identified this risk and had recommended suitable surface and foul water drainage be provided.
	Amend key requirement regarding noise mitigation measures	No significant effects – the existing and revised sustainability appraisal for the site identifies potential impacts against SA Objective 7, which were addressed in a key requirement in the policy. The MM rationalises and simplifies the key requirement regarding amenity of future users to ensure the policy is clearly written. The MM does not alter the scores and findings of the SA.
Policy UA15: The Big Apple American Amusements Ltd, H. G. Wells Conference Centre, the former Rat and Parrot PH, 48-58 Chertsey Road, Woking GU21 5AJ		
MM62-MM65	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.

	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Amendment of key requirement regarding re-provision of community, cultural and entertainment floorspace to be in accordance with policy CS19, with further guidance added to RJ.	No significant effect – the sustainability appraisal for the site had identified impacts on existing community and leisure uses, and put forward mitigation measures to address them. The MM seeks to further clarify the measures regarding re-provision of community, cultural and entertainment uses and ensure development proposals accord with policy CS19: <i>Social and community infrastructure</i> . This would improve the positive scoring against SA Objective 5 (supporting existing community facilities), but wouldn't significantly alter the findings of the SA.
Policy UA16: Chertsey House, 61 Chertsey Road, Woking GU21 5BN		
MM66-MM69	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to meeting other requirements of the Development Plan from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA17: Griffin House, West Street, Woking, GU21 6BS		
MM70-MM73	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to meeting other requirements of	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.

	the Development Plan from the text within the policy box to the RJ.	
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Remove key requirement regarding comprehensive redevelopment of the site with an adjacent site.	The process of rationalising and simplifying the key requirements and RJ is for clarification and presentation purposes. The MM would not alter the scores or findings of the SA (the development of the site already scores positively under SA Objective 6 – making the best use of previously developed land).
Policy UA18: Concord House, 165 Church Street East, Woking, GU21 6HJ		
MM74-MM77	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to meeting other requirements of the Development Plan from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.

	policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	
	Remove key requirement regarding comprehensive redevelopment of the site with an adjacent site.	The process of rationalising and simplifying the key requirements and RJ is for clarification and presentation purposes. The MM would not alter the scores or findings of the SA (the development of the site already scores positively under SA Objective 6 – making the best use of previously developed land).
Policy UA19: Timber Yard, Arthurs Bridge Road/Horsell Moor, Woking, GU21 4NQ		
MM78-MM81	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Amend key requirement to provide further clarity on sustainable construction	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst

	requirements, and to ensure proposals pay regard to the Climate Change SPD.	this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Additional key requirement to ensure a high standard of amenity for future users.	No significant effects – the existing sustainability appraisal for the site recommended that in order to meet SA Objectives, development should provide high quality homes that meet the design standards set out in the Core Strategy (e.g. CS21: Design) and relevant SPDs (e.g. the Design SPD). The MM seeks to provide further clarity around design requirements sought by these policies and guidance, and doesn't alter the scores or findings of the SA.
Policy UA20: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way & Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN		
MM82-MM85	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend key requirement regarding community facilities and retail units to ensure their retention or replacement is in accordance with Policies CS4 and CS19.	No significant effect – the MM aims to clearly set out the Development Plan policies to which proposals for development should comply with respect to retaining or replacing valued existing retail and community uses at the shopping parade. The existing SA identified adverse impacts against SA Objective 5 and the MM sees an improved key requirement which would serve to address these impacts.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.

	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Additional key requirement to ensure a high standard of amenity for future users.	No significant effects – the existing sustainability appraisal for the site recommended that in order to meet SA Objectives, development should provide high quality homes that meet the design standards set out in the Core Strategy (e.g. CS21: Design) and relevant SPDs (e.g. the Design SPD). The MM seeks to provide further clarity around design requirements sought by these policies and guidance, and doesn't alter the scores or findings of the SA.
	Text regarding comprehensive redevelopment of the site with an adjacent site moved from policy text to RJ text.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. The MM would not alter the scores or findings of the SA (the development of the site already scores positively under SA Objective 6 – making the best use of previously developed land).

Policy UA21: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, GU22 0BU

MM86-MM89	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.

	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Additional key requirement to ensure a high standard of amenity for future users.	No significant effects – the existing sustainability appraisal for the site recommended that in order to meet SA Objectives, development should provide high quality homes that meet the design standards set out in the Core Strategy (e.g. CS21: Design) and relevant SPDs (e.g. the Design SPD). The MM seeks to provide further clarity around design requirements sought by these policies and guidance, and doesn't alter the scores or findings of the SA.
	Text regarding comprehensive redevelopment of the site with an adjacent site moved from policy text to RJ text.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. The MM would not alter the scores or findings of the SA (the development of the site already scores positively under SA Objective 6 – making the best use of previously developed land).
Policy UA22: Ian Allan Motors, 63-65 High Street, Old Woking, GU22 9LN		
MM90-MM93	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Additional key requirement to ensure a sequential approach is applied to the layout of development on the site, and the most vulnerable development is located in areas of lowest flood risk.	No significant effect – the sustainability appraisal for the site had identified the flood risks and recommended appropriate site layout. The MM serves to strengthen the mitigation measures already recommended in the SA.
	Amend key requirement to provide further clarity on sustainable construction	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst

	requirements, and to ensure proposals pay regard to the Climate Change SPD.	this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Additional key requirement to ensure a high standard of amenity for future users.	No significant effects – the existing sustainability appraisal for the site recommended that in order to meet SA Objectives, development should provide high quality homes that meet the design standards set out in the Core Strategy (e.g. CS21: Design) and relevant SPDs (e.g. the Design SPD). The MM seeks to provide further clarity around design requirements sought by these policies and guidance, and doesn't alter the scores or findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
Policy UA23: Elmbridge House, Elmbridge Lane, Kingfield, GU22 9AW – DELETED POLICY		
MM94-MM96	Deletion of entire site allocation from the DPD.	The modification relates to a deletion of a site from the DPD as development has been delivered. This MM would not have a significant effect on the findings of the SA – the housing provision has contributed to the Borough's housing needs and other benefits identified in the SA.
Policy UA24: Sherpa House, Kingfield Road, Kingfield, GU22 9EH		
MM97-MM101	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Additional key requirement to ensure proposals pay regard to heritage assets	No significant effect - the site is adjacent to a locally listed building which was not identified in the sustainability appraisal for the site. Whilst this would lead to a short-term negative score against SA Objective 10 (due to the

	identified within and/or adjacent to the site, and identify specific assets within Reasoned Justification.	potential of development of the site to cause adverse impacts on this heritage asset and its setting), the MM puts forward mitigation measures to ensure the asset is preserved in accordance with the heritage and conservation policies of the Development Plan. The overall findings of the SA, and recommendation to allocate the site, would not be affected.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Additional key requirement to ensure a high standard of amenity for future users.	No significant effects – the existing sustainability appraisal for the site recommended that in order to meet SA Objectives, development should provide high quality homes that meet the design standards set out in the Core Strategy (e.g. CS21: Design) and relevant SPDs (e.g. the Design SPD). The MM seeks to provide further clarity around design requirements sought by these policies and guidance, and doesn't alter the scores or findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA25: Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE		
MM102-MM106	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Additional key requirement to ensure a sequential approach is applied to the layout of development on the site, and the	No significant effect – the sustainability appraisal for the site had identified the flood risks and recommended appropriate site layout. The MM serves to strengthen the mitigation measures already recommended in the SA.

	most vulnerable development is located in areas of lowest flood risk.	
	Additional key requirement to ensure proposals pay regard to heritage assets identified within and/or adjacent to the site, and identify specific assets within Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Additional key requirement to ensure a high standard of amenity for future users.	No significant effects – the existing sustainability appraisal for the site recommended that in order to meet SA Objectives, development should provide high quality homes that meet the design standards set out in the Core Strategy (e.g. CS21: Design) and relevant SPDs (e.g. the Design SPD). The MM seeks to provide further clarity around design requirements sought by these policies and guidance, and doesn't alter the scores or findings of the SA.
	Additional key requirement to ensure proposals submit an Air Quality Assessment taking into account Natural England's Habitat Regulations guidance note.	No significant effect – the site has been assessed against SA Objective 7 which seeks to minimise air pollution, including by an increase in congestion which may cause pollution from traffic. The MM serves to strengthen the mitigation measures already recommended by the SA by clarifying that the scale of development is likely to trigger the need for a bespoke Air Quality Assessment, as per policy DM6 of the Development Management Policies DPD.
	Amendment of anticipated yield from 376 net additional dwellings to 570, in RJ.	Potential effects - whilst the MM does cause implications for the sustainability appraisal for the site, the modification is proposed as it reflects the development status of the site – part outline and part full planning permission was granted subject to legal agreement in April 2019, and the first phase of redevelopment has commenced. The planning consent secures the necessary measures of mitigation to address the impacts of the development on the European designated sites and other potential impacts identified in the existing SA.
Policy UA26: 101-121 Chertsey Road, Woking, GU21 5BW		
MM107-MM111	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage. The key requirement has been amended to ensure Policy CS5: Priority Places is taken into account – this would not affect the outcome of sustainability appraisal scores.

	Strategy at development management stage.	
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Additional key requirement to ensure proposals pay regard to heritage assets identified within and/or adjacent to the site, and identify specific assets within Reasoned Justification.	No significant effect – whilst the site is within proximity to the Basingstoke Canal Conservation Area, development would have limited impact on the setting of the heritage asset. The MM serves to introduce a key requirement to ensure any impact is mitigated. The scores and findings of the sustainability appraisal for the site would not be altered.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Text regarding comprehensive redevelopment of the site with an adjacent site moved from policy text to RJ text.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. The MM would not alter the scores or findings of the SA (the development of the site already scores positively under SA Objective 6 – making the best use of previously developed land).
Policy UA27: Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU		
MM112-MM115	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.

	reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Additional key requirement and text within RJ to ensure any current or historical contaminative uses of the site are appropriately investigated, and remediated if necessary.	No significant effects – the existing sustainability appraisal for the site recommended appropriate investigation into current or historical contaminative uses (against SA Objective 8) – the MM seeks to better reflect the recommendations of the existing SA.
Policy UA28: Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5EN		
MM116-MM117	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Additional key requirement to ensure proposals pay regard to heritage assets	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA.

	identified within and/or adjacent to the site, and identify specific assets within Reasoned Justification.	
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA29: 29-31 Walton Road, Woking, GU21 5DL		
MM116-MM120	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amended key requirement referring to indicative density of at least 200dph, and amendment of anticipated site yield and text in RJ.	No significant effect – the MM corrects inaccuracies in the existing policy to reflect the use of the site as appraised in the existing SA (which appraised the site for an estimated 10 dwellings, rather than a minimum of 10 dwellings) – the scores and findings of the existing SA would therefore remain unaffected. Whilst the MM puts forward a key requirement and supporting text that is now less prescriptive about minimum yield and density levels, the allocation continues to support a density which makes efficient use of the land, which led to positive scores against SA Objective 6. The overall findings and scores of the existing SA remain unaffected.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.

	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA30: 95-105 Maybury Road, Woking, GU21 5JL		
MM121-MM125	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage. The key requirement has been amended to ensure Policy CS5: Priority Places is taken into account – this would not affect the outcome of sustainability appraisal scores.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA31: Walton Road Youth Centre, Walton Road, Woking, GU21 5DL		
MM126-MM130	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.

	Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Text regarding comprehensive redevelopment of the site with an adjacent site moved from policy text to RJ text.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. The MM would not alter the scores or findings of the SA (the development of the site already scores positively under SA Objective 6 – making the best use of previously developed land).
Policy UA32: Car Park (East), Oriental Road, Woking, GU22 8BD		
MM136-MM140	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.

	<p>Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.</p>	<p>The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.</p>
	<p>Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.</p>	<p>No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage. The key requirement has been amended to ensure Policy CS5: Priority Places is taken into account – this would not affect the outcome of sustainability appraisal scores.</p>
	<p>Amended key requirement referring to indicative density of at least 200dph, and amendment of anticipated site yield and text in RJ.</p>	<p>No significant effect – the MM corrects inaccuracies in the existing policy to reflect the use of the site as appraised in the existing SA (which appraised the site for an estimated 250 dwellings, rather than a minimum of 250 dwellings) – the scores and findings of the existing SA would therefore remain unaffected. Whilst the MM puts forward a key requirement and supporting text that is now less prescriptive about minimum yield and density levels, the allocation continues to support a density which makes efficient use of the land, which led to positive scores against SA Objective 6. The overall findings and scores of the existing SA remain unaffected.</p>
	<p>Amend key requirement regarding re-provision of commuter car parking to refer to off-site provision.</p>	<p>No significant effect – the existing sustainability appraisal for the site recommended re-provision of commuter car parking to avoid negative scores against SA Objective 5. The MM continues to require re-provision of commuter car parking – potentially through intensifying the use of the western railway car park - and the scores and findings of the SA would not be affected.</p>
	<p>Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.</p>	<p>No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.</p>
	<p>Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.</p>	<p>The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.</p>
	<p>Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.</p>	<p>No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.</p>
	<p>Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.</p>	<p>No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.</p>
	<p>Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and</p>	<p>No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.</p>

	explicitly identify assets in Reasoned Justification.	
	Additional key requirement to ensure proposals submit an Air Quality Assessment taking into account Natural England's Habitat Regulations guidance note.	No significant effect – the site has been assessed against SA Objective 7 which seeks to minimise air pollution, including by an increase in congestion which may cause pollution from traffic. The MM serves to strengthen the mitigation measures already recommended by the SA by clarifying that the scale of development is likely to trigger the need for a bespoke Air Quality Assessment, as per policy DM6 of the Development Management Policies DPD.
	Additional key requirement to consider potential wastewater network capacity constraints in the area, and additional sentence in RJ to determine whether a detailed drainage strategy is needed.	No significant effects – the MM provides more clarity to ensure proposals avoid impacts on the capacity of the wastewater network through an effective drainage strategy. The sustainability appraisal for the site had identified this risk and had recommended suitable surface and foul water drainage be provided.
Policy UA33: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ		
MM141-MM145	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA34: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road/Bradfield Close, Woking, GU22 7QE		

MM146-MM150	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend policy map boundary to correct the extent of the site available for development.	No significant effect – the MM relates to small amendments to the site boundary. The same development yield and development uses are anticipated and as such, there would be no changes to the SA scores.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Additional key requirement to ensure proposals submit an Air Quality Assessment taking into account Natural England's Habitat Regulations guidance note.	No significant effect – the site has been assessed against SA Objective 7 which seeks to minimise air pollution, including by an increase in congestion which may cause pollution from traffic. The MM serves to strengthen the mitigation measures already recommended by the SA by clarifying that the scale of development is likely to trigger the need for a bespoke Air Quality Assessment, as per policy DM6 of the Development Management Policies DPD.
	Additional key requirement to ensure Network Rail is consulted early.	No significant effect – the MM is focused on clearly indicating which consultees should be approached and when. The MM would not significantly alter the findings of the existing SA for the site.
	Amendment of key requirement regarding engagement with the Minerals Planning Authority to prevent impacts on the operational requirements of the Rail Aggregate Safeguarded Site. Additional key requirement on design of development to avoid conflicts of use.	No significant effect – the existing sustainability appraisal for the site identified the potential impacts on the safeguarded aggregate site and made recommendations to include appropriate mitigation/avoidance measures. The MM seeks to further clarify and reinforce the measures to engage with the MPA and avoid impacts on the minerals function and operation of the site. There would be no significant changes to the existing SA for the site.

	Additional paragraph in RJ advising of early consultation with the local highway authority on the design of access arrangements to maintain highway safety.	No significant effect – the MM aims to add further clarity to the requirements for designing suitable access arrangements – as per the existing key requirement - and would not alter the scores or findings of the sustainability appraisal for the site.
Policy UA35: Quadrant Court, Guildford Road, Woking, GU22 7QQ		
MM151-MM155	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA36: Land at Bradfield Close and 7 York Road, GU22 7XH – DELETE POLICY		
MM156-MM159	Deletion of entire site allocation from the DPD	Potential effects - the modification relates to a deletion of a site from the DPD, which was to make a contribution towards the borough's supply of housing, including affordable housing, of approximately 46 dwellings during the plan period. This MM would not have a significant effect on the findings of the SA as the DPD builds in sufficient contingency to ensure the delivery of the Core Strategy housing and affordable housing requirements.
Policy UA37: Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG		
MM160-MM164	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.

	Amend site boundary of policy map to reflect the reduced extent of developable area (from 0.1 to 0.6ha), and remove "Owen House" references from the policy/RJ.	<p>Potential effects - the size of the allocated site has been reduced due to Owen House being redeveloped as part of an adjacent site, which also affects the proposed uses. A revised SA has been completed to consider the new site area and new proposed uses – please see Appendix 2.</p> <p>The SA highlights that, as a result of the MMs, there are fewer positive scores against the economic objectives (the scores are now neutral) However, inclusion of the modified site continues to provide positive outcomes against other objectives – such as SA Objectives 1 and 6 – and its inclusion as an allocation continues to be supported. In order to address adverse impacts against SA Objective 5, re-provision or relocation of the specialist accommodation and community service is recommended.</p>
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA38: Somerset House, Heathside Crescent, Woking, GU22 7AG		
MM165-MM169	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.

	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA39: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA		
MM170-MM174	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA40: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW		

MM175-MM179	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency’s latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency’s latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Additional key requirement to ensure proposals pay regard to heritage assets identified within and/or adjacent to the site, and identify specific assets within Reasoned Justification.	No significant effect - the site is adjacent to a locally listed building which was not identified in the sustainability appraisal for the site. Whilst this would lead to a short-term negative score against SA Objective 10 (due to the potential of development of the site to cause adverse impacts on this heritage asset and its setting), the MM puts forward mitigation measures to ensure the asset is preserved in accordance with the heritage and conservation policies of the Development Plan. The overall findings of the SA, and recommendation to allocate the site, would not be affected.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn’t significantly alter the findings of the SA.
	Additional key requirement to consider potential wastewater network capacity constraints in the area, and additional sentence in RJ to determine whether a detailed drainage strategy is needed.	No significant effects – the MM provides more clarity to ensure proposals avoid impacts on the capacity of the wastewater network through an effective drainage strategy. The sustainability appraisal for the site had identified this risk and had recommended suitable surface and foul water drainage be provided.

Policy UA41: Car park to east of Enterprise House, adjacent Social Club, Station Approach, West Byfleet, KT14 6PA		
MM180-MM184	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
Policy UA42: Land at Station Approach, West Byfleet, KT14 6NG		
	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amendment of anticipated yield from 91 net additional dwellings to 208, in anticipated yield table and within RJ.	Potential effects - The MM reflects the planning status for the site, however a revised SA has been completed – please see Appendix 2.

		The overall scores of the sustainability appraisal for the site remain the same, and overall the site continues to be supported for allocation for mixed-use development. The revised SA recommends further mitigation measures are incorporated into the policy, which are addressed by the additional MMs detailed below (i.e. on heritage assets, air quality assessment, and investigation of contamination).
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Additional key requirement to ensure proposals submit an Air Quality Assessment taking into account Natural England's Habitat Regulations guidance note.	No significant effect – the site has been assessed against SA Objective 7 which seeks to minimise air pollution, including by an increase in congestion which may cause pollution from traffic. An increase in anticipated dwellings would trigger the need for an Air Quality Assessment as per policy DM6 of the Development Management Policies DPD, followed by avoidance and mitigation measures if necessary. The MM does not affect the scoring or findings of the existing SA as potential impacts on air quality had previously been identified, and the scores of the revised SA at Appendix 2 remain unchanged.
	Additional key requirement and text within RJ to ensure any current or historical contaminative uses of the site are appropriately investigated, and remediated if necessary.	No significant effects – the existing sustainability appraisal for the site recommended appropriate investigation into current or historical contaminative uses (against SA Objective 8) – the MM seeks to better reflect the recommendations of the existing SA (which have been highlighted again in the revised SA at Appendix 2).
Policy UA43: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF		
MM190-MM194	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.

	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Additional key requirement to ensure proposals pay regard to heritage assets identified within and/or adjacent to the site, and identify specific assets within Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy UA44: Woking Football Club, Woking Gymnastic Club, Woking Snooker Club, Westfield Avenue, Woking, GU22 9AA		
MM195-MM199	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amendment of allocated uses from 'commercial retail uses' to 'retail uses to serve the local community and/or for merchandise directly linked to the Football Club'.	No significant effect – the development of the site was appraised for retail uses. The MM seeks to clarify the specific type of retail uses, and would therefore not affect the overall findings or scores of the existing site appraisal.
	Amendment of anticipated yield to 93 net additional dwellings, in anticipated yield table and within RJ.	Potential effects - the development of the site was appraised for two scenarios of 40 and 992 net additional dwellings (the site appraisals are available in Appendix 11 of the SA Report accompanying the Regulation 19 consultation Site Allocations DPD, examination document ref: WBC/SA/005A). The Council subsequently decided not to include a site capacity figure in the DPD for the site. Having reviewed the scores, a residential yield of 93 would result in a positive impact against SA Objective 1 (rather than a very positive impact). The MM would not alter the overall findings of the SA – the site is recommended for allocation due to the positive effects against several SA Objectives, including SA Objectives 1, 2, 5, 6, 11, 15, 16 and 17.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.

	Strategy at development management stage.	
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Additional key requirement to consider potential wastewater network capacity constraints in the area, and additional sentence in RJ to determine whether a detailed drainage strategy is needed.	No significant effects – the MM provides more clarity to ensure proposals avoid impacts on the capacity of the wastewater network through an effective drainage strategy. The sustainability appraisal for the site had identified this risk and had recommended suitable surface and foul water drainage be provided.
	Additional key requirement to conduct an archaeological assessment.	No significant effects - there are no known archaeological constraints on the site – the MM ensures consistency with Core Strategy Policy CS20 and other site allocations whereby sites over 0.4ha are required to conduct an archaeological assessment.
Policy SA1: Overall policy framework for land released from the Green Belt for development		
MM200-MM201	Amendments to policy regarding land set aside to enable the delivery of 15 Traveller pitches informed by a phasing arrangement.	See individual MMs under Policy GB10 below (proposed to become GB9A).
	Deletion of policy text regarding the timing of the release of the land from the Green Belt to be informed by a full assessment of the overall housing provision against Core Strategy requirements (for land surrounding West Hall, land adjacent to Egley Road, and land south of Brookwood Lye Road).	No significant effects – the principle for releasing Green Belt land to meet development needs to 2027 was established by the Core Strategy, subject to its own sustainability appraisal process and found sound by the Examination of the Core Strategy. The MM serves to provide more certainty about the status of the sites and their release from the Green Belt in accordance with Policies CS1, CS6 and CS10. The findings and scores of the existing SA for the Site Allocations DPD would remain unchanged – see each site below for detailed SA implications of proposed modifications of sites which collectively fall within this overall policy framework.
	Amendment to policy text referring to land adjacent to Egley Road and maintaining a	See individual MMs under Policy GB7 below.

sense of visual separation between Mayford and the rest of the urban area.	
Amendment to policy text referring to land at Broadoaks.	No significant effects – the MM seeks to update the allocation to reflect the advanced planning status of the site, which has been granted planning permission and is being implemented.
Amendment to policy text and RJ text (paragraph 8) regarding the release of safeguarded sites from the Green Belt (land south of Parvis Road and High Road, land to the south of Rectory Lane, and Woking Garden Centre).	No significant effects – the MMs provide clarity on how safeguarding land in the Green Belt to meet development needs beyond the plan period meets the expectations of the NPPF. Repetitive text has been removed, and wording simplified to remove any ambiguity. See each site below for detailed SA implications of proposed modifications of sites which collectively fall within this overall policy framework.
Deletion of land adjacent to Hook Hill Lane as safeguarded land.	See individual MMs under Policy GB9 below.
Amendments to policy text and RJ regarding delivery of Traveller pitches to be informed by an indicative phasing arrangement – included in paragraph 4 of the RJ; and to meet the necessary design criteria for Travellers accommodation – included within policy text.	Positive effects – the existing site appraisals scored positively against SA Objective 1 in terms of providing pitches for Gypsies and Travellers. The MM is focused on clearly indicating the design criteria for Traveller sites, better reflecting national policy and guidance. The inclusion of this text is justified as the latest national Planning Policy for Traveller Sites post-dates the adoption of the Core Strategy. The MMs referring to indicative phasing are focused on ensuring delivery within the plan period. These MMs would introduce measures which serve to reinforce the existing positive scores by providing design guidance and certainty regarding delivery. The modifications will positively ensure appropriate design standards are met and development comes forward in a timely and sustainable manner.
Deletion of Land to the south of Murray's Lane for Traveller accommodation.	The site received planning permission to make four Traveller pitches permanent, and has since been delivered. This MM has been proposed to reflect the implemented status of the site.
Removal of Stable Yard and land south of Gabriel Cottage – two sites inset within the Green Belt to meet the needs of Travellers.	Potential effects – The proposed change relates to allocating Gabriel's Cottage and Stable Yard as insets in the Green Belt rather than being washed over by the Green Belt. Each of the sites is allocated for 1 pitch and they have been operational sites for some time as temporary Traveller sites. The principle for releasing Green Belt land using a sequential approach to meet the needs of Gypsies, Travellers and Travelling Showpeople was established by Policy CS14 of the Core Strategy, subject to its own sustainability appraisal process and found sound by the Examination of the Core Strategy. The sequential approach is taken as it is considered that granting full planning permission for temporary, yet established, sites in the Green Belt leads to fewer adverse impacts on sustainability objectives than allocating entirely new sites within the Green Belt. The MM serves to provide more certainty about the status of the sites and their release from the Green Belt in accordance with the NPPF, the national Planning Policy for Traveller Sites, and the sequential approach advocated in policy CS14 and the GBBR. However, as the release of the sites from the Green Belt and development of permanent pitches could lead to sustainability effects, revised site appraisals have been provided in Appendix 2 below. The appraisals identify predominantly positive effects, particularly against SA Objectives 1, 4, 6 and 15. Potential adverse effects were identified against SA Objectives 9 and 10, and mitigation measures have been recommended accordingly. The MMs to Policy SA1 incorporate these measures.
Insertion of new paragraph 6 in RJ regarding proposals for Traveller pitches on non-allocated sites elsewhere in the Green Belt.	No significant effects – the MM is focused on clarifying the terms of national and local policies, including the Planning Policy for Traveller Sites, in determining proposals which come forward for Traveller pitches on non-allocated sites. This doesn't significantly alter the findings of the existing SA Report.
Simplification of RJ text at paragraph 9.	No significant effects – the MM is proposed in order to better reflect the current status of the site, and provide clarity. The MM would not have a significant impact upon the existing SA.
Insertion of a monitoring table.	No significant effects – the insertion of monitoring tables provides further clarity on timescales and monitoring indicators and there would be no significant effect on the existing SA.

Policy GB1: Land south of Brookwood Lye Road, Brookwood, GU24 0EZ		
MM203-MM206	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Additional key requirement to ensure a sequential approach is applied to the layout of development on the site, and the most vulnerable development is located in areas of lowest flood risk.	No significant effect – the sustainability appraisal for the site had identified the flood risks and recommended appropriate site layout. The MM serves to strengthen the mitigation measures already recommended in the SA.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Policy GB2: Land at Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD		

MM207-MM210	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to infrastructure delivery contributions; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency’s latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Additional key requirement to ensure a sequential approach is applied to the layout of development on the site, and the most vulnerable development is located in areas of lowest flood risk.	No significant effect – the sustainability appraisal for the site had identified the flood risks and recommended appropriate site layout. The MM serves to strengthen the mitigation measures already recommended in the SA.
	Amendment of key requirements and RJ referring to design standards and requirements for Travellers’ accommodation. Ensure cross-reference with Policy SA1 criteria.	No significant effect – the existing SA for the site recommended that measures be included in the policy to ensure the delivery of high quality pitches that meet the construction and design standards of the Core Strategy and relevant SPDs, in order to meet SA Objective 1 effectively. The MM provides further clarity on the standards that development is required to meet, now that additional criteria are proposed to be inserted into Policy SA1 of the Site Allocations DPD. The MM would lead to positive effects, but not significantly alter the scores or findings of the existing SA.
Policy GB3: Brookwood Cemetery, Cemetery Pales, Brookwood, GU24 0BL		
MM211-MM214	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.

	Amendment to allocation text at beginning of policy to read creation of “appropriate ancillary facilities”; rationalisation and simplification of key requirements referring to heritage assets and identification of further assets in RJ; additional key requirements referring to a Conservation Framework and future masterplan; additional key requirements regarding mitigation of impacts on nature conservation sites and biodiversity; amendment of key requirement referring to impact of development on Green Belt; inclusion of additional references to development plan policies in the RJ; inclusion of reference to groundwater investigation in RJ.	<p>Positive effect - although the MMs introduce or amend a number of key requirements and text in the Reasoned Justification which serve to reflect the ongoing progress of infrastructure delivery at the site – a revised and updated SA has been completed as several scores were anticipated to change – please see Appendix 2.</p> <p>The revised SA shows that overall, the allocation of the site would lead to positive and very positive effects, particularly against SA Objectives 2, 5, 10 and 17. Mitigation measures can be included in the allocation policy, in addition to those of the wider Development Plan, to avoid negative impacts identified – such as potential impacts on protected habitats and biodiversity, heritage assets, water resources, exposure of habitats to light, and purposes of the Green Belt. Overall, the sustainability appraisal continues to support the allocation of the site as its restoration and improvement would contribute towards many of the SA objectives.</p>
Policy GB4: Land south of Parvis Road and High Road, Byfleet, KT14 7QL		
MM215-MM217	Rationalise and simplify policy text.	No significant effects - the MM serves to provide further clarity and certainty about how safeguarding land in the Green Belt to meet development needs beyond the plan period meets the expectations of the NPPF. Repetitive text has been removed, and the policy text simplified to remove any ambiguity. The findings of the existing SA are not affected, which recommend the site be safeguarded.
	Rationalise and simplify RJ text and sentence regarding monitoring.	No significant effects - the MMs serve to provide further clarity and certainty about how safeguarding land in the Green Belt to meet development needs beyond the plan period meets the expectations of the NPPF. Repetitive text has been removed, and the policy text simplified to remove any ambiguity. The additional sentence regarding monitoring also provides further clarity. The findings of the existing SA are not affected, which recommend the site be safeguarded.
Policy GB5: Land to the south of Rectory Lane, Byfleet, KT14 7NE		
MM218-MM220	Rationalise and simplify policy text.	No significant effects - the MM serves to provide further clarity and certainty about how safeguarding land in the Green Belt to meet development needs beyond the plan period meets the expectations of the NPPF. Repetitive text has been removed, and the policy text simplified to remove any ambiguity. The findings of the existing SA are not affected, which recommend the site be safeguarded.
	Text referring to avoiding development on the element of the site in the ownership of the church, in both the policy text and RJ text.	No significant effects – development of the site would lead to positive effects against SA Objective 1, provision of housing, and whilst avoidance of the element of the site in church ownership may affect the yield delivered, the scores and findings of the SA would not change significantly. There would be minor positive impacts against SA Objective 5 as religious cultural uses would be preserved, but overall, the findings of the SA would not be affected.
	Rationalise and simplify RJ text and sentence regarding monitoring.	No significant effects - the MMs serve to provide further clarity and certainty about how safeguarding land in the Green Belt to meet development needs beyond the plan period meets the expectations of the NPPF. Repetitive text has been removed, and the policy text simplified to remove any ambiguity. The additional sentence regarding monitoring also provides further clarity. The findings of the existing SA are not affected, which recommend the site be safeguarded.
Policy GB6: Six Crossroads roundabout and environs, Chertsey Road, Woking, GU21 5SH		

MM221-MM224	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Insert reference to the National Planning Policy for Waste in key requirements.	No significant effects – the existing SA for the site recommended measures to accord with sustainable construction standards, including waste standards, and the MM serves to reinforce these measures by referring to relevant national policy. Whilst this may help minimise waste in the construction process (under SA Objective 13), the MM does not significantly alter the scores or findings of the existing SA.
	Amendment to consult with Surrey Nature Partnership instead of Surrey Wildlife Trust in policy text and RJ.	No significant effects – the Surrey Nature Partnership is now the Government-mandated Local Nature Partnership for Surrey and the MM provides clarity on the correct body with which to consult on development proposals.
	Additional key requirement regarding preservation of Green Belt openness and purposes.	No significant effects – the existing SA for the site identified potential impacts on Green Belt land. The MM serves to reinforce mitigation measures and ensure compliance with national and local planning policy, and does not significantly alter the scores or findings of the existing SA.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to consulting with Natural England, and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification, consistency and presentation purposes. These modifications would not alter the scores or findings of the SA.
Policy GB7: Nursery Land adjacent to Egley Road, Mayford, GU22 0PL		
MM225-MM229	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Amend beginning of policy text and key requirements regarding delivery of school and playing fields and athletics track.	No significant effects – the MM reflects the status of the site – a secondary school and playing fields and athletics track have been delivered, and the associated benefits supported by the existing SA have been achieved.
	Amend second paragraph of policy text referring to an area of local separation, to emphasise the desirability of maintaining a sense of visual separation between Mayford and the rest of the urban area. Remove reference in RJ to northern part of the site and replace with emphasis on retaining the sense of separation between the two settlements.	Potential effects - the existing site appraisal identifies the adverse impacts of development on the purposes of the Green Belt and character of the landscape, and puts forward mitigation measures to reduce these effects. The MM seeks to provide further clarity and emphasis on the requirement to maintain visual separation between the settlements. Whilst this may reduce the extent of adverse impact under SA Objective 10, it would not significantly alter the scores or findings of the existing SA.
	Amend key requirement regarding effective access arrangements to be safe and suitable for all users, and insert text in RJ to recommend early engagement with the local highway authority.	No significant effect – the MMs aim to clearly set out the access requirements and aims to achieve consistency with national policy. The scores and findings of the existing SA would not change.

Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
Amendment of key requirement to require an Archaeological Assessment.	No significant effect – the MM aims to clearly set out the requirements for Archaeological Assessment and would not alter the scores or findings of the sustainability appraisal for the site, which already identifies this as a mitigation measure.
Amendment of key requirement requiring protected trees and groups of trees to be retained, including protected trees and woodland area to the south of the site covered by an area TPO; and amend RJ to refer to early engagement with the Council's Arboricultural Officer.	Potential effects - the MMs simplify and rationalise key requirements regarding the protection of trees, and also identify a specific area to the south of the site subject to an area TPO. Whilst this may cause a limited reduction in the capacity of the site to deliver housing, there is no significant effect against SA Objective 1 which would still result in a positive score and already recognises that the entire site area would not be available for housing. The existing SA identifies measures to protect trees and thus reduce adverse effects against SA Objective 10, and whilst the MMs reinforce these measures, the overall scores and findings of the SA would not change.
Amend key requirement and RJ to specifically identify protected habitats and biodiversity opportunity area.	No significant effect – the existing sustainability appraisal identifies the SNCI and recommended that opportunities be taken to make a positive contribution towards biodiversity, in order to reduce adverse impacts against SA Objective 9. The MMs reinforce the biodiversity and nature conservation requirements and would not significantly alter the findings and scores of the existing SA.
Additional key requirement to ensure proposals pay regard to heritage assets identified within and/or adjacent to the site, and identify specific assets within Reasoned Justification.	No significant effect - the site is adjacent to a locally listed building which was not identified in the sustainability appraisal for the site. Whilst this would lead to a short-term negative score against SA Objective 10 (due to the potential of development of the site to cause adverse impacts on this heritage asset and its setting), the MM puts forward mitigation measures to ensure the asset is preserved in accordance with the heritage and conservation policies of the Development Plan. The overall findings of the SA, and recommendation to allocate the site, would not be affected.
Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
Additional key requirement to ensure proposals submit an Air Quality Assessment taking into account Natural England's Habitat Regulations guidance note.	No significant effect – the site has been assessed against SA Objective 7 which seeks to minimise air pollution, including by an increase in congestion which may cause pollution from traffic. The MM serves to strengthen the mitigation measures already recommended by the SA by clarifying that the scale of development is likely to trigger the need for a bespoke Air Quality Assessment, as per policy DM6 of the Development Management Policies DPD.
Rationalise and simplify the Reasoned Justification (RJ), including moving	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.

	reference to Community Infrastructure Levy liability; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	
	Remove sentence referring to opportunities to provide additional facilities on adjacent land at proposal site GB8.	No significant effects – the MM is made in recognition that the land is safeguarded and may not be needed upon updating the Core Strategy. The sentence also predetermined the use of the land before an assessing needs. Its removal does not alter the scores or findings of the existing SA.
	Amend anticipated site yield from 168 to 118 dwellings being implemented between 2022 and 2027.	No significant effects - whilst the MM results in a reduction in the capacity to deliver housing, the development of the site would continue to result in a positive score against SA Objective 1, and the other scores and findings of the SA would not change significantly. The amendment of timescales is made to correct an error.
Policy GB8: Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH		
MM230-MM232	Rationalise and simplify policy text.	No significant effects - the MM serves to provide further clarity and certainty about how safeguarding land in the Green Belt to meet development needs beyond the plan period meets the expectations of the NPPF. Repetitive text has been removed, and the policy text simplified to remove any ambiguity. The findings of the existing SA are not affected, which recommend the site be safeguarded.
	Rationalise and simplify RJ text and sentence regarding monitoring.	No significant effects - the MMs serve to provide further clarity and certainty about how safeguarding land in the Green Belt to meet development needs beyond the plan period meets the expectations of the NPPF. Repetitive text, and references to anticipated uses, have been removed to align with national policy and avoid predetermining needs identified in any future plan updates. The additional sentence regarding monitoring also provides further clarity. The findings of the existing SA are not affected, which recommend the site be safeguarded.
Policy GB9: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 0PS – DELETED POLICY		
MM233-MM236	Deletion of whole policy from the DPD.	Potential effects - The existing SA considered that the site could provide a suitable location for green infrastructure to serve surrounding proposed development including that at land to the north east and north west of Saunders Lane and Hook Hill Lane. These sites have since been removed from the Site Allocations DPD, reducing the justification to safeguard the land for green infrastructure. Whilst its removal from the DPD would forfeit some positive impacts - such as improved GI connectivity, enhancing biodiversity, and making Green Belt land accessible for enjoyment and healthy lifestyles – its inclusion was not considered to be consistent with national policy, and it is also considered that the positive impacts identified in the SA could continue to be achieved by retaining the site in the Green Belt.
Policy GB10: Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY		
MM237-MM242	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to Community Infrastructure Levy liability; to GBBR findings; and meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	New sub-site GB9A identified on site map, aerial photo and within policy text to better	Positive effects – the existing site appraisal scored positively against SA Objective 1 in terms of provision of Traveller accommodation, and recommended optimising measures in terms of quality and design. The MMs

differentiate the area allocated for Traveller accommodation. Amendment of policy text regarding delivery arrangements; and additional key requirements regarding design and layout.	aim to clarify where on the site the pitches would be accommodated; provide certainty about delivery arrangements (with reference to the modified policy SA1); and strengthen the optimising measures by introducing more detailed design requirements to accord with local and national policy. The MMs would lead to positive effects against SA Objective 4 in terms of improving social inclusion, and strengthen the positive effects against SA Objective 1 in terms of ensuring pitches of a good quality design are delivered.
Additional policy text describing approximate areas available for uses.	No significant effects – these figures were distributed throughout the key requirements and are now amalgamated in the introductory paragraph of the policy for clarity.
Extended key requirement around requirements for Green Infrastructure.	No significant effects – the existing site appraisal recommended that development incorporate significant elements of green infrastructure to reduce adverse impacts against SA Objectives 9 and 10. The MM serves to strengthen the recommended measures and ensure that proposals comply with green infrastructure policies of local and national policy, ensuring it is effective when delivered. The scores and findings of the existing SA would not significantly change.
Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
Include ‘traditional orchard’ in the list of assets to retain.	No significant effect – the MM serves to strengthen mitigation measures already recommended by the SA by providing clarity on which particular groups of trees are potentially affected.
Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency’s latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
Additional key requirement to ensure a sequential approach is applied to the layout of development on the site, and the most vulnerable development is located in areas of lowest flood risk.	No significant effect – the sustainability appraisal for the site had identified the flood risks and recommended appropriate site layout. The MM serves to strengthen the mitigation measures already recommended in the SA.
Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn’t significantly alter the findings of the SA.
Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn’t significantly alter the findings of the SA.

	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Additional key requirement to ensure proposals submit an Air Quality Assessment taking into account Natural England's Habitat Regulations guidance note.	No significant effect – the site has been assessed against SA Objective 7 which seeks to minimise air pollution, including by an increase in congestion which may cause pollution from traffic. The MM serves to strengthen the mitigation measures already recommended by the SA by clarifying that the scale of development is likely to trigger the need for a bespoke Air Quality Assessment, as per policy DM6 of the Development Management Policies DPD.
	Additional key requirement to consider potential wastewater network capacity constraints in the area, and additional guidance in the RJ on drainage strategies.	No significant effects – the MM provides more clarity to ensure proposals avoid impacts on the capacity of the wastewater network through an effective drainage strategy. The sustainability appraisal for the site had identified this risk and had recommended suitable surface and foul water drainage be provided.
	Amendment of key requirement regarding education infrastructure, and amendment to final paragraph of RJ regarding education infrastructure needs.	No significant effects – the MMs provide more clarity to ensure proposals avoid adverse impacts on the capacity of local education infrastructure. The sustainability appraisal for the site had identified this impact and had recommended measures be included in any site allocation policy. The MMs will ensure these measures are effective.
	Removal of key requirement regarding versatile agricultural land, and inclusion of further details in RJ.	No significant effects – the existing sustainability appraisal for the site identified potential adverse impacts against SA Objective 8. Further survey work has found the majority of the land to be Grade 3b land. Whilst this would lead to positive effects against SA Objective 8, overall, the scores and findings of the SA are not significantly altered.
	Amendment of key requirements regarding the status of the site as a Concrete Aggregates Safeguarded Site and prevention of sterilisation of resources, and detailed guidance included in RJ.	No significant effects – the existing sustainability appraisal for the site identified negative effects against SA Objective 12 and recommended appropriate mitigation measures. The MMs serve to add further clarity and strengthen the measures. Whilst this would lead to positive effects against SA Objective 12, overall, the scores and findings of the SA are not significantly altered.
	Amendment of RJ referring to important, designated habitats.	No significant effects – the existing sustainability appraisal recommended mitigation measures to preserve and protect existing habitats. The MMs provide further clarity on the exact nature of the habitats potentially affected by development, in order to ensure measures are effective.
	Additional sentence under 'delivery arrangements' regarding GB9A.	No significant effects – the MM provides more certainty around delivery of the sub-site. This would ensure the positive effects identified in the SA are effective.
Policy GB11: Broadoaks, Parvis Road, West Byfleet, KT14 6LP		
MM243-MM247	Rationalise and simplify key requirements, insert a table for anticipated site yield and timescale, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of tables provides further clarity on proposed uses, yields, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Amendment of anticipated yield and uses to reflect planning permission for the site.	No significant effects – the MMs reflect the current planning status of the site – permission has been granted for 177 C3 dwellings, 155 C2 units, and office floorspace. The existing sustainability appraisal did not anticipate the delivery of education facilities on the site (a secondary school has since been delivered on site GB7). Whilst the residential yield has increased and the office yield has decreased, it is not considered that a revised SA is necessary given that the planning permission is being implemented. The permission included the necessary measures of mitigation to address development impacts. For example, measures have been secured

		to provide contributions towards SAMM, SANG, transport and other infrastructure. The remaining site allocations address the office floorspace needs of the borough.
	Remove reference to specific percentage of affordable housing to ensure consistency with policy CS12 of Core Strategy at development management stage.	No significant effect – the MM removes reference to a specific percentage of affordable housing to futureproof the policy against any change in circumstances on the site. The appropriate percentage will be calculated at development management stage.
	Amend key requirement regarding provision of Sustainable Drainage Systems to ensure Council guidance supporting the provision of a Surface Water Drainage Statement is taken into account.	No significant effect – the MM aims to clearly set out the requirements for sustainable drainage systems and would not alter the scores or findings of the sustainability appraisal for the site.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Amend key requirement to provide further clarity on sustainable construction requirements, and to ensure proposals pay regard to the Climate Change SPD.	No significant effects – the MM provides more clarity to ensure proposals incorporate relevant sustainable construction requirements set out in policy CS22, described in more detail in the Climate Change SPD. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Key requirement to ensure buildings are adaptable and meet the needs of the occupier where practical and viable.	No significant effects – the MM removes any reference to Lifetime Homes (now abolished) and instead refers to equivalent Building Regulations standards. Whilst this would have a positive impact on the development of the site, it doesn't significantly alter the findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Additional key requirement to ensure proposals submit an Air Quality Assessment taking into account Natural England's Habitat Regulations guidance note.	No significant effect – the site has been assessed against SA Objective 7 which seeks to minimise air pollution, including by an increase in congestion which may cause pollution from traffic. The MM serves to strengthen the mitigation measures already recommended by the SA by clarifying that the scale of development is likely to trigger the need for a bespoke Air Quality Assessment, as per policy DM6 of the Development Management Policies DPD.
	Additional key requirement to consider potential wastewater network capacity constraints in the area, and additional sentence in RJ to determine whether a detailed drainage strategy is needed.	No significant effects – the MM provides more clarity to ensure proposals avoid impacts on the capacity of the wastewater network through an effective drainage strategy. The sustainability appraisal for the site had identified this effect and had recommended suitable surface and foul water drainage be provided.
Policy GB12: Byfleet SANG, land to the south of Parvis Road, Byfleet, KT14 7AB		

MM249-MM251	Rationalise and simplify key requirements, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of a monitoring table provides further clarity on timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Additional key requirement to protect River Wey ecological corridor, and additional text in RJ to specifically identify the Biodiversity Opportunity Area.	No significant effects – the sustainability appraisal for the site identified the need to protect and preserve existing important habitats, including GI corridors, in addition to enhancing biodiversity. The MM seeks to identify particular assets (River Wey and Tributaries) and introduce a buffer zone to ensure any adverse effects against SA Objective 9 are avoided in this regard. The MM does not significantly alter the scores or findings of the existing SA.
	Amendment to consult with Surrey Nature Partnership instead of Surrey Wildlife Trust in policy text and RJ.	No significant effects – the Surrey Nature Partnership is now the Government-mandated Local Nature Partnership for Surrey and the MM provides clarity on the correct body with which to consult on development proposals.
	Additional key requirement referring to heritage assets to ensure proposals accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect - the site is adjacent to a locally listed building which was not identified in the sustainability appraisal for the site. Whilst this would lead to a short-term negative score against SA Objective 10 (due to the potential of development of the site to cause adverse impacts on this heritage asset and its setting), the MM puts forward mitigation measures to ensure the asset is preserved in accordance with the heritage and conservation policies of the Development Plan. The overall findings of the SA, and recommendation to allocate the site, would not be affected.
Policy GB13: Brookwood Farm SANG, adjacent to Brookwood Farm Drive, Brookwood, GU21 2TR		
MM252-MM255	Rationalise and simplify key requirements, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of a monitoring table provides further clarity on proposed uses, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Amendment of site boundary.	Positive effects - the MM reflects an expansion to the site boundary from 24.8ha to 26ha, increasing its SANG capacity to support 1050 dwellings rather than 612 dwellings – as the site boundary has changed significantly from that which was originally appraised (8.06ha), a revised SA is provided in Appendix 2. The scores reaffirm the recommendation that the site should be allocated for SANG use, due to the positive impacts against a number of SA Objectives, including very positive impacts against SA Objective 5 and SA Objective 9.
	Amendment to consult with Surrey Nature Partnership instead of Surrey Wildlife Trust in policy text and RJ.	No significant effects – the Surrey Nature Partnership is now the Government-mandated Local Nature Partnership for Surrey and the MM provides clarity on the correct body with which to consult on development proposals.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The revised SA takes this into account and the scores and findings have not been affected.

	the Environment Agency's latest guidance on climate change.	
	Additional key requirement to preserve heritage assets.	No significant effects – the revised SA demonstrates that there will be no adverse impacts on the Basingstoke Canal Conservation Area.
	Amendment of key requirement to identify site's location partially within an SNCI; and additional text in RJ to provide details.	No significant effects – the revised SA puts forward mitigation measures – similar to those of the original SA – to ensure that designated habitats are conserved and enhanced.
Policy GB14: Westfield Common SANG, land to the east of New Lane, Woking, GU22 9RB		
MM256-MM258	Rationalise and simplify key requirements, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of a monitoring table provides further clarity on proposed uses, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Additional policy and RJ text regarding the SNCI status and management plans that any proposals for SANG should take into account.	No significant effects – the MMs reflect progress with conservation management since the site was originally allocated for SANG. The existing site appraisal identifies the potential impacts on designated habitats and recommends mitigation measures accordingly, including early consultation with the appropriate bodies. The MMs provide further detail which will lead to greater effectiveness of the mitigation measures. The scores and findings of the existing SA are not affected.
	Amendment to consult with Surrey Nature Partnership instead of Surrey Wildlife Trust in policy text and RJ.	No significant effects – the Surrey Nature Partnership is now the Government-mandated Local Nature Partnership for Surrey and the MM provides clarity on the correct body with which to consult on development proposals.
	Additional key requirement to conduct an archaeological assessment.	No significant effects - there are no known archaeological constraints on the site – the MM ensures consistency with Core Strategy Policy CS20 and other site allocations whereby sites over 0.4ha are required to conduct an archaeological assessment.
Policy GB15: First SANG at Gresham Mill, High Street, Old Woking, GU22 9LH		
MM259-MM261	Rationalise and simplify key requirements, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of a monitoring table provides further clarity on proposed uses, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Amendment to consult with Surrey Nature Partnership instead of Surrey Wildlife Trust in policy text and RJ.	No significant effects – the Surrey Nature Partnership is now the Government-mandated Local Nature Partnership for Surrey and the MM provides clarity on the correct body with which to consult on development proposals.
	Additional key requirement to protect River Wey ecological corridor, and additional text in RJ to specifically identify the Biodiversity Opportunity Area.	No significant effects – the sustainability appraisal for the site identified the need to protect and preserve existing important habitats, including GI corridors, in addition to enhancing biodiversity. The MM seeks to identify particular assets (River Wey and Tributaries) and introduce a buffer zone to ensure any adverse effects against SA Objective 9 are avoided in this regard. The MM does not significantly alter the scores or findings of the existing SA.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.

	Additional text within RJ regarding the preparation of a SANG Proposal and SANG Management Plan (an existing key requirement).	No significant effects – the MMs provide further clarity around the Natural England guidelines that should be taken into account. The MMs would not significantly change the scores or findings of the SA.
Policy GB16: Second SANG at Gresham Mill, High Street, Old Woking, GU22 9LH		
MM262-MM264	Rationalise and simplify key requirements, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of a monitoring tables provides further clarity on proposed uses, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.
	Amendment to consult with Surrey Nature Partnership instead of Surrey Wildlife Trust in policy text and RJ.	No significant effects – the Surrey Nature Partnership is now the Government-mandated Local Nature Partnership for Surrey and the MM provides clarity on the correct body with which to consult on development proposals.
	Additional key requirement to protect River Wey ecological corridor, and additional text in RJ to specifically identify the Biodiversity Opportunity Area.	No significant effects – the sustainability appraisal for the site identified the need to protect and preserve existing important habitats, including GI corridors, in addition to enhancing biodiversity. The MM seeks to identify particular assets (River Wey and Tributaries) and introduce a buffer zone to ensure any adverse effects against SA Objective 9 are avoided in this regard. The MM does not significantly alter the scores or findings of the existing SA.
	Amend key requirement regarding surface water flood risk mitigation measures, to take into account the most up-to-date climate change projections, and amend reasoned justification to refer proposals to the Environment Agency's latest guidance on climate change.	The MM aims to clearly set out how proposals should ensure mitigation measures which address any surface water flood risk are effective in a changing climate. The MM would not alter the scores of the sustainability appraisal for the site, but may serve to strengthen its recommended mitigation measures.
	Additional text within RJ regarding the preparation of a SANG Proposal and SANG Management Plan (an existing key requirement).	No significant effects – the MMs provide further clarity around the Natural England guidelines that should be taken into account. The MMs would not significantly change the scores or findings of the SA.
Policy GB17: Woking Palace, Carters Lane, Old Woking, GU22 8JQ – REPLACEMENT POLICY		
MM265-MM268	Replacement of existing allocation with a policy which mandates the Council to produce a development brief to explore viable uses for the Woking Palace site.	Potential effects - The existing SA considered that the site could provide a suitable location for green infrastructure in the form of heritage country parkland, contributing very positive effects against SA Objective 10 (leading to the improved management, restoration and/or sensitive reuse of a heritage asset and culturally important building; as well as improving access to the natural and historic environment of Woking). Whilst the MM means that the site is not allocated for these uses in the short-term, the modified policy would result in a development brief which better informs the effective delivery of the land, leading to the positive impacts identified in the SA in the longer-term. The MM ensures a justified and effective approach to the site which is consistent with national policy relating to the conservation and enjoyment of the historic environment. The scores and findings of the existing SA remain relevant in informing the retention of this policy in its modified form.
Policy GB18: West Byfleet Junior and Infant School Playing Fields, Parvis Road, West Byfleet		
MM270-MM273	Rationalise and simplify key requirements, and insert monitoring table.	The process of rationalising and simplifying key requirements only serves to provide clarity on, and better present, existing requirements. The insertion of a monitoring table provides further clarity on proposed uses, timescales and monitoring indicators. These modifications would not have a significant impact upon the existing sustainability appraisal.

	Rationalise and simplify the Reasoned Justification (RJ), including moving reference to meeting other requirements of the Development Plan, from the text within the policy box to the RJ.	The process of rationalising and simplifying the RJ, and moving text from the policy box to the RJ, is for clarification and presentation purposes. These modifications would not alter the scores or findings of the SA.
	Rationalise and simplify key requirements referring to heritage assets to ensure they accord with heritage and conservation policies of the Development Plan, and explicitly identify assets in Reasoned Justification.	No significant effect – the sustainability appraisal for the site had identified potential impacts on heritage assets. The MM serves to strengthen the mitigation measures already recommended by the SA by providing clarity on which assets are potentially affected, and which policies development proposals must accord with.
	Amend the allocation to highlight that the existing playing fields, excluding the school buildings, are allocated for urban open space.	No significant effect – the MM serves to correct an error and differentiate between the area of the site which becomes urban open space, and the area of the site which become urban area (the school buildings – which would not have been subject to policy CS17).
MM274	How sites will be implemented and monitored.	No significant effect – the MM is a consequential modification in the interests of effectiveness.
MM275	How the public will be consulted.	No significant effect – the MM is a consequential modification in the interests of effectiveness.
MM276	Further details about viability assessment.	No significant effect – the MM serves to provide more clarity around the delivery of sites.
MM277	Replacement map showing new defensible Green Belt boundary	No significant effect – the MM serves to ensure that the geographical implications of the DPD are accurately reflected.
MM278	Replacement map showing location of proposal sites.	No significant effect – the MM serves to ensure that the geographical implications of the DPD are accurately reflected.
MM279-MM280	Amendment to anticipated capacity table.	No significant effect – the MMs ensure consistency with policy positions set out elsewhere in the DPD, as appraised above.

APPENDIX 2: REVISED SUSTAINABILITY APPRAISAL TABLES

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/0080/GLDE, SHLAACAN027: 30-32 Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT 0.8 hectare site for mixed use development to comprise of residential, office, community and retail uses						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
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 125 dwellings (SHLAA, 2017). As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, of over 0.5 ha site area, 40% affordable housing provision would be required. Optimising/mitigating measures: <ul style="list-style-type: none"> Affordable housing to be provided on site in line with Policy CS12. If this cannot be achieved then evidence will need to be submitted to support otherwise. <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 Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option: <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? 	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>	+	+	+	Development will bring about positive impact on health and wellbeing by providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	<ul style="list-style-type: none"> improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score. Optimising/mitigating measures:</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)
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</p>	+	+	+	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location. Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices and retail). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty. Careful design of the scheme could reduce the fear of crime. Optimising/mitigating measures:</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

		high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, 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 Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities.</p> <p>The existing site comprises a mix of commercial floorspace, Woking Railway and Athletic Club, a retail unit at the corner of Victoria Way and a vacant bar/public house (30 Goldsworth Road).</p> <p>Redevelopment of the site for mixed uses would help improve access to modern community facilities.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Reprovision of community facilities in accordance with Policy CS19 of the Core Strategy.
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 an existing brownfield site and would support a higher density mixed-use development.</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	<p>Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic.</p> <p>Optimising/mitigation measures:</p>

	<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? 	Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				<ul style="list-style-type: none"> • Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport. • Noise impact assessment to determine impacts of adjacent railway line on the amenity of future occupiers • Air quality assessment to determine impacts on Thames Basin Heaths SPA
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>Development has the potential to remediate historical contamination on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.</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	0	<p>Previously developed site, no ecological designation All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</p>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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 	<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</p>	0	0	0	<p>The site is located between the proposed Victoria Square Development and the new Woking Fire Station on Goldsworth Road. Any development on the site would need to be designed to provide a transition between the building heights at either end.</p> <p>Development of this site will not have adverse impacts on natural or heritage assets. Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of development to have regard to this prominent position and vibrancy at ground floor level.

	<p>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>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"> • Design should also have regard to the overall townscape in terms of building heights.
<p>11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts</p>	<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 mixed use development would be required to achieve the energy and water components of Level 4 equivalent of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Due to the sites' location, the development should consider establishing or connecting to an existing or proposed CHP network. The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network, to result in an improvement in the energy efficiency of the building stock. Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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 equivalent and BREEAM 'very good' for non-residential buildings over 1,000 sqm., • Take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change • Undertake feasibility study for connection to CHP network
<p>12. Reduce the impact of</p>	<p>Would the development of the site / policy option:</p>	<p>Targets: increase use of locally produced resources.</p>	0	+	+	<p>Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably</p>

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><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>				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. Development of the site should avoid any impacts, directly or indirectly, on the minerals function an operational requirements of the Downside Goods Yard rail aggregates depot.
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	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.
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 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</p> <p>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</p> <p>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure.</p>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> 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? 	<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</i></p>	+	+	+	<p>Site lies within Woking Town Centre and promotes sustainable forms of travel. The allocated site is within walking distance of Woking Railway Station, Woking Primary Shopping Area and several key services and facilities. It is also within the Woking Town Centre High Accessibility Zone. Development will reduce the need to travel.</p> <p>Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</p>

	<ul style="list-style-type: none"> • 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><i>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>				
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>	++	++	++	Site is an existing mix of uses: commercial floorspace, Woking Railway and Athletic Club, a retail unit at the corner of Victoria Way and a vacant bar/public house (30 Goldsworth Road). Development would seek an intensification of the commercial use plus residential and community use. This would significantly support the local economy and vibrancy of the Town Centre.

17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<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>	++	++	++	Development would seek an intensification of the commercial use plus residential and community use. This would significantly support the local economy and vibrancy of the Town Centre.
Overall Conclusions						
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing.					
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel; Site lies within district heating connection zone, promoting use of renewable energy infrastructure.					
Summary of Economic Impacts & Issues	Commercial and retail development of the site would significantly encourage provision of jobs accessible to local residents; Commercial and retail development of the site would significantly provide for the needs of business in urban areas; Mixed-use development would support and enhance the economy and vibrancy of the Town Centre.					
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided on site in line with Policy CS12. If this cannot be achieved then evidence will need to be submitted to support otherwise • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance • Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) • Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features • Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan) • Design out crime • Re-provision of community uses in accordance with Policy CS19 of the Core Strategy. • Remediation of land, if required • Design should also have regard to the overall townscape in terms of building heights • Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use • Design of development to have regard to this prominent position and vibrancy at ground floor level 						

- Undertake feasibility study for connection to CHP network
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Development of the site should avoid any impacts, directly or indirectly, on the minerals function and operational requirements of the Downside Goods Yard rail aggregates depot.
- Noise impact assessment to determine impacts of adjacent railway line on the amenity of future occupiers
- Air quality assessment to determine impacts on Thames Basin Heaths SPA

SITE/0010/GLDE, SHLAAGE010 (SHLAA 2014 Ref): Poole Road Industrial Estate, Woking, GU21 6EE						
2.02 hectare site for offices, warehousing, a new Energy Station and an element of residential use, including Affordable Housing						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided on site in line with policy CS12. If this cannot 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 dwelling types and sizes to address the nature of local needs as evidenced in the 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.</p> <p>Source: Woking Service and Performance Plan 2013-14</p> <p>Trends: 86.3% of people describe their health as</p>	+	+	+	<p>Development would to some extent encourage healthy lifestyles through location of work place in location close to services and facilities within the centre and accessible by bicycle and walking.</p> <p>Should an element of residential use be included in a proposal, occupiers would be close to services and facilities in the Town Centre, prompting walking. Provision of decent homes would bring about positive impacts on health and wellbeing.</p>

SITE/0010/GLDE, SHLAAGE010 (SHLAA 2014 Ref): Poole Road Industrial Estate, Woking, GU21 6EE
2.02 hectare site for offices, warehousing, a new Energy Station and an element of residential use, including Affordable Housing

		<p>good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.</p>				
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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>All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).</p> <p>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding.</p> <p>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <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/0010/GLDE, SHLAAGE010 (SHLAA 2014 Ref): Poole Road Industrial Estate, Woking, GU21 6EE

2.02 hectare site for offices, warehousing, a new Energy Station and an element of residential use, including Affordable Housing

<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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 Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>The development is a mixed use development to include additional employment floorspace (offices, warehousing). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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>Mixed-use redevelopment at this site would help support existing services and facilities in the community. Whilst there may be a loss in industrial employment uses, there would be a compensatory increase in employment office floorspace, thus improving access to employment opportunities.</p> <p>The provision of an energy station would improve access to low carbon energy infrastructure for the local business and residential community.</p>

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

SITE/0010/GLDE, SHLAAGE010 (SHLAA 2014 Ref): Poole Road Industrial Estate, Woking, GU21 6EE 2.02 hectare site for offices, warehousing, a new Energy Station and an element of residential use, 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>	+	+	+	<p>Site is an existing brownfield site. Its redevelopment will maximise the efficient use of the land, and could support a greater mix of uses.</p> <p>Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Remediation of land, if required.
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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 adjoins the Town Centre boundary and in a highly sustainable location. Redevelopment of the site could help promote sustainable modes of transport by staff travel plan and other measures. Close proximity of railway station and opportunities to walk reduces likelihood of commuter congestion, and subsequently air pollution from traffic. In the short term movement of vehicles to service the warehousing operations could cause some noise and air pollution. Any residential development will also be exposed to noise from the adjacent railway line. However, The beneficial impacts of development and the proposed mitigation measures will neutralise any potential negative impacts in the medium to long term.</p> <p>Optimising/mitigation measures:</p> <ul style="list-style-type: none"> • Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport. • Noise attenuation measures for any residential element, to address adjacent railway line and any other adjacent noise, light and air pollution generators, whilst avoiding imposition of undue operational constraints in accordance with Policy DM5.
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? 	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p>	+	+	+	<p>Development has the potential to remediate potential historic contamination on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals</p>

SITE/0010/GLDE, SHLAAGE010 (SHLAA 2014 Ref): Poole Road Industrial Estate, Woking, GU21 6EE 2.02 hectare site for offices, warehousing, a new Energy Station and an element of residential use, including Affordable Housing						
	<ul style="list-style-type: none"> support the remediation of contaminated land? reduce the risk of creating further contamination? 	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				<p>and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Remediation of land, if required.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> 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	0	<p>Previously developed site, no known ecological designations.</p> <p>Optimising/mitigation measures:</p> <ul style="list-style-type: none"> If an element of residential use is proposed, a contribution should be made to avoid the impacts of residential development on the Thames Basin Heaths Special Protection Area.
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</p>	+	0	0	<p>The corner of the site located at the roundabout on Goldsworth Road forms part of the gateway into the Town Centre from the west of the Borough. Any development at this location should maximise the opportunity to contribute towards enhancing the gateway as well as respect the scale of development located along Goldsworth Road.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Design to have regard to adjacent building heights. Design to seek to enhance the gateway into the Town Centre from the west, by addressing the site corner to Goldsworth Road.

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2.02 hectare site for offices, warehousing, a new Energy Station and an element of residential use, including Affordable Housing

		Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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 commercial development would be required to achieve the energy and water components of BREEAM 'very good'. Any residential element would be required to meet energy and water efficiency standards.</p> <p>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</p> <p>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</p> <p>Due to the sites' location, the development should consider establishing or connecting to an existing CHP network. The Climate Change SPD also identifies the potential for a new energy station to be situated within the eastern part of the site.</p> <p>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM and possible connection with a CHP network/development of a new CHP energy station.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features • Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change • Undertake feasibility study for connection to CHP network/creation of new CHP energy station
12. Reduce the impact of	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>				use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> 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:</p> <ul style="list-style-type: none"> 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> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'; or meeting the optional technical standard for residential development.</p> <p>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Design of the development would have to provide suitable wastewater and sewerage infrastructure

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2.02 hectare site for offices, warehousing, a new Energy Station and an element of residential use, including Affordable Housing

<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>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located:</p> <ul style="list-style-type: none"> • Adjacent to the Town Centre • 0-10min distance to Woking town centre • 800-1200m access by foot to nearest centre • 0-10 minutes to nearest railway station • 6-10 minutes walk to a primary school • 21-25 minutes walk to a secondary school • 6-10 minutes walk to a GP • within 250m of public footpath • within 250m of bus services and bus stops <p>Site adjoins the Town Centre boundary and promotes sustainable forms of travel. The site is well located near to the railway station and has excellent accessibility to local services and shops. It will reduce the need to travel.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Transport Assessment and Travel Plan required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
<p>Economic objectives: building a strong, responsive and competitive economy</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? 	<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>+</p>	<p>+</p>	<p>+</p>	<p>This is the Butts Road/Poole Road employment area where redevelopment for mixed office and residential use is supported if it does not result in an overall loss of employment floorspace (Policy CS15). Whilst redevelopment could cause a reduction in some industrial floorspace, it would encourage diversity and quality of employment in the Borough, and encourage provision of jobs accessible to local residents. With a new energy station, it would also support the timely provision of infrastructure.</p> <p>Overall a positive impact in terms of this objective.</p>

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2.02 hectare site for offices, warehousing, a new Energy Station and an element of residential use, including Affordable Housing

	<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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Comprehensive master planning of the estate to ensure no overall loss of employment land whilst maximising efficient use of this highly sustainable location.
<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</p>	+	+	+	<p>This is the Butts Road/Poole Road employment area where redevelopment for mixed office and residential use is supported if it does not result in an overall loss of employment floorspace (Policy CS15). Whilst redevelopment may lead to a loss of some industrial floorspace, it would help delivery of sufficient employment land; provide for the needs of business in urban areas; and support the vibrancy of this edge-of-town-centre location. Extension of the CHP network would also help supply businesses with energy services.</p> <p>Overall a positive impact.</p>

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urban centres gradually falling (except in Horsell).

Overall Conclusions

Summary of Social Impacts & Issues	Positive contribution towards housing requirement (if residential uses included in proposals); Positive impact on health and wellbeing.
Summary of Social Impacts & Issues	Positive contribution towards housing requirement (if residential uses included in proposals); Positive impact on health and wellbeing. Improved access to low carbon energy infrastructure for local businesses and occupiers.
Summary of Environmental Impacts & Issues	Efficient use of brownfield land and opportunity to remediate land; Location adjoining Town Centre promotes use of sustainable modes of travel; Potential exposure of future residents of any residential element to noise pollution from adjacent railway line, and uses on the industrial estate; Site lies within district heating connection zone, promoting use of low carbon energy infrastructure and providing opportunity for the development of a new Energy Station.
Summary of Economic Impacts & Issues	Commercial development of the site would significantly encourage provision of jobs accessible to local residents; Commercial development of the site would significantly provide for the needs of business in urban areas; Provision of a new energy centre would ensure the timely provision of infrastructure; Development would support and enhance the economy of the Town Centre.

Summary of optimising/mitigating measures:

- If residential uses proposed, affordable housing to be provided on site in line with policy CS12. If this cannot be achieved then evidence will need to be submitted to support otherwise;
- If residential uses proposed, site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs;
- If residential uses proposed, provide a mix of dwelling types and sizes to address the nature of local needs as evidenced in the latest SHMA (Policy CS11);
- Design of the development to take account of SUDS requirements and provide suitable surface and foul water drainage;
- Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan);
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance;
- Remediation of land, if required;
- If an element of residential use is proposed, a contribution should be made to avoid the impacts of residential development on the Thames Basin Heaths Special Protection Area;
- Opportunity for the site could come forward for development as part of any future development of the adjacent Goldsworth Arms Public House;
- Transport Assessment required to determine impact of development on transport network; and Travel Plan to identify opportunities to optimise use of sustainable transport;
- Noise attenuation measures for any residential element, to address adjacent railway line and any other adjacent noise, light and air pollution generators, whilst avoiding imposition of undue operational constraints in accordance with Policy DM5.
- Design to have regard to adjacent building heights;
- Design to seek to enhance the gateway into the Town Centre from the west, by addressing the site corner to Goldsworth Road;
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Undertake feasibility study for connection to CHP network/creation of new CHP energy station
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Comprehensive master planning of the estate to ensure no overall loss of employment land whilst maximising efficient use of this highly sustainable location

SITE/0031/MNTW, SHLAAMHM009: The Crescent, Heathside Crescent, Woking, GU22 7AG						
0.06 hectare site for residential use, including Affordable Housing						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
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: <i>Core Strategy Policies CS10 & CS12</i></p> <p>Improvement to number of unfit homes. Source: <i>Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: <i>Gypsy & 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 10 net additional dwellings.</p> <p>The site would be expected to re-provide the existing specialist accommodation on site, and thus contribute towards supporting the delivery of enhanced supported housing.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided on site in line with Policy CS12. If this cannot 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 • Re-provision of the existing specialist accommodation on site • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
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: <i>Woking Service and Performance Plan 2013-14</i></p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent, affordable homes, as well as improved specialist accommodation.</p> <p>The site is within Woking Town Centre. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p> <p>It is also within 750m of Woking Leisure Centre and Woking Park.</p>

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0.06 hectare site for residential use, including Affordable Housing

	<ul style="list-style-type: none"> improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>	0	0	0	<p>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</p> <p>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score. 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? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and</p>	+	+	+	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p>

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0.06 hectare site for residential use, including Affordable Housing

	<ul style="list-style-type: none"> • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>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>Re-provision and improvement of specialist accommodation could improve social inclusion and address issues of deprivation.</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>	-	0	0	<p>The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. Development at this site would help support existing community services.</p> <p>However, the existing building houses homeless and vulnerable people – the loss of such a community facility would need to be avoided.</p> <ul style="list-style-type: none"> • Re-provision or relocation of the existing specialist accommodation and training centre on site
<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? 	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source:</i></p>	+	+	+	<p>Site is an existing brownfield site and would further intensify the existing land uses and maximise the use of previously developed land. It would also support higher density development.</p>

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0.06 hectare site for residential use, including Affordable Housing

	<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><i>Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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 Woking Town Centre. It is therefore in close proximity to sustainable modes of transport including local bus services, Woking Railway Station and the local cycle network. Will reduce the need to travel. Any adverse impacts will be insignificant.</p> <p>Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.</p>
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 impacts are predicted to be neutral.</p>
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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>	0	0	0	<p>Previously developed site, no ecological designation.</p> <p>All housing allocations are required to make a contribution to avoid harm to the SPA.</p>

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0.06 hectare site for residential use, including Affordable Housing

	<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>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	0	0	<p>Development of this site will not have adverse impacts on natural or heritage assets.</p>
<p>11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy</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? 	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable</i></p>	0	0	0	<p>The mixed use development would be required to achieve the equivalent energy and water components of Level 4, and would improve the energy efficiency of the building stock.</p>

SITE/0031/MNTW, SHLAAMHM009: The Crescent, Heathside Crescent, Woking, GU22 7AG 0.06 hectare site for residential use, including Affordable Housing						
<p>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>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 good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</p> <p>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</p> <p>Due to the site's location, the development should consider establishing or connecting to an existing CHP network.</p> <p>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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 equivalent, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change • Undertake feasibility study for connection to CHP network
<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</p>	+	+	+	<p>Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources.</p>

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		produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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:</p> <ul style="list-style-type: none"> • 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> 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 equivalent of the Code for Sustainable Homes.</p> <p>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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>Site lies within:</p> <ul style="list-style-type: none"> • Woking Town Centre • High Accessibility Zone (parking) • 0-10 minutes to nearest railway station • 6-10 minutes walk to a primary school • 11-15 minutes walk to a secondary school • 0-5 minutes walk to a GP • within 250m of cycle route and public footpath • within 250m of bus services and bus stops <p>and therefore reduces the need to travel by car/van/lorry. The site's location should encourage the use of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.</p>

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0.06 hectare site for residential use, including Affordable Housing

	<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>Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.</p>				
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Economic objectives: building a strong, responsive and competitive economy

<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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</p>	0	0	0	<p>Development of the site for residential uses would have a neutral effect on this objective.</p>
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SITE/0031/MNTW, SHLAAMHM009: The Crescent, Heathside Crescent, Woking, GU22 7AG 0.06 hectare site for residential use, including Affordable Housing						
		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	Development of the site for residential uses would have a neutral effect on this objective.
Overall Conclusions						
Summary of Social Impacts & Issues	Positive contribution towards housing requirement, including specialist accommodation; Positive impact on health and wellbeing; Negative impacts if development results in the loss of specialist housing and training centre.					
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel.					
Summary of Economic Impacts & Issues	Neutral impacts.					
Summary of optimising/mitigating measures:						

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- Affordable housing to be provided on site in line with Policy CS12. If this cannot be achieved then evidence will need to be submitted to support otherwise;
- Reprovision or relocation of the existing specialist accommodation and training centre on site;
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11);
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan);
- All housing allocation to are required to make a contribution to avoid harm to the SPA (Policy CS8);
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance;
- Opportunities to optimise use of sustainable transport;
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features;
- Design of development to achieve Code for Sustainable Homes Level 4 equivalent and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change;
- Undertake feasibility study for connection to CHP network;
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced;
- Design of the development would have to provide suitable wastewater and sewerage infrastructure.

SITE/0023/WBYF, SHLAABWB022: Land at Station Approach, West Byfleet, KT14 6NG [includes Sheer House] 0.91 hectare site for mixed use development to comprise retail (including replacement supermarket store), community facilities (including retained or replacement Library), offices and residential including Affordable Housing						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
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 208 dwellings (planning history).</p> <p>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, 40% affordable housing provision would be required.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided on site in line with Policy CS12. If this cannot 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</p>	+	+	+	<p>Development will bring about positive impact on health and wellbeing via providing decent homes.</p> <p>Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.</p>

SITE/0023/WBYF, SHLAABWB022: Land at Station Approach, West Byfleet, KT14 6NG [includes Sheer House]

0.91 hectare site for mixed use development to comprise retail (including replacement supermarket store), community facilities (including retained or replacement Library), offices and residential including Affordable Housing

	<ul style="list-style-type: none"> 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>				
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>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</p> <p>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score. 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)
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? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and</p>	+	+	+	<p>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</p>

SITE/0023/WBYF, SHLAABWB022: Land at Station Approach, West Byfleet, KT14 6NG [includes Sheer House] 0.91 hectare site for mixed use development to comprise retail (including replacement supermarket store), community facilities (including retained or replacement Library), offices and residential including Affordable Housing						
	<ul style="list-style-type: none"> • 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>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>Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices and retail). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</p> <p>Redevelopment provides an opportunity to improve the library services to support the community.</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 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 the District Centre and within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities by private vehicle will be reduced.</p> <p>The development would help to support existing services and facilities in the community, and redevelopment provides an opportunity to provide improved local library services (policy CS19 resists the loss of community facilities).</p> <ul style="list-style-type: none"> • Re-provide community facility
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? 	<p>Targets: 70% of new residential development to be on previously developed land between</p>	+	+	+	<p>Development will make efficient use of previously developed land and would support higher density development and a mix of uses. It will also support the regeneration of this important District Centre.</p>

SITE/0023/WBYF, SHLAABWB022: Land at Station Approach, West Byfleet, KT14 6NG [includes Sheer House] 0.91 hectare site for mixed use development to comprise retail (including replacement supermarket store), community facilities (including retained or replacement Library), offices and residential including Affordable Housing						
	<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>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	<p>Site is close to the railway station and main road network, which are sources of noise. Its close proximity to key services and facilities will help reduce the need to travel by private vehicle. Any potential short term negative impacts caused by congestion are likely to be neutralised in the medium to long term by the proposed mitigation measures.</p> <ul style="list-style-type: none"> • Provide a high standard of amenity for future users and adjoining properties, including any necessary mitigation in respect of the noise and air quality impact of adjacent roads and railway, and ensuring that appropriate levels of sunlight and daylight are available for internal environments. • Detailed Air Quality Assessment to determine potential impact of development on European protected sites through deteriorating air quality, taking account of in combination effects.
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 of the site could help remediate existing contamination on parts of the site.</p> <ul style="list-style-type: none"> • Consider current or historical contaminative uses of the site, and make provision for appropriate investigation and any necessary remediation.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid land take of identified (including protected) habitats? 	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey)</i></p>	0	0	0	<p>Previously developed site, no known ecological designations.</p> <p>Optimising/mitigating measures:</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>				<ul style="list-style-type: none"> • Make a contribution to avoid harm to the SPA. • Provide opportunities for enhancement and/or creation of biodiversity e.g. through appropriate landscaping and planting.
<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>Redevelopment of the site has potential to cause impacts on heritage assets, which include, but are not limited to: the Station Approach Conservation Area within which the site partially falls, the locally listed buildings within the site boundary (15-20 Station Approach, West Byfleet and 20-39 Station Approach, West Byfleet) the adjacent Byfleet Corner/Rosemount Parade Conservation Area, and the adjacent locally listed buildings (Two Ways, Gremlins Holt, Farthing House, York House, Lavender Park Road; 1-3 Byfleet Corner, Old Woking Road; 13-19 Byfleet Corner, Old Woking Road; 21-23 Rosemount Parade, Old Woking Road; and 29-75 Rosemount Parade, Old Woking Road).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Preserve heritage assets and pay regard to their settings in accordance with Policies CS20, CS21 and DM20.

SITE/0023/WBYF, SHLAABWB022: Land at Station Approach, West Byfleet, KT14 6NG [includes Sheer House]

0.91 hectare site for mixed use development to comprise retail (including replacement supermarket store), community facilities (including retained or replacement Library), offices and residential including Affordable Housing

<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>The mixed use development would be required to achieve the equivalent energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm. Redevelopment provides an opportunity to improve the energy efficiency of the building stock.</p> <p>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</p> <p>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</p> <p>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and improved energy efficiency of the buildings.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • 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 equivalent, and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<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>	<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.</p>

SITE/0023/WBYF, SHLAABWB022: Land at Station Approach, West Byfleet, KT14 6NG [includes Sheer House] 0.91 hectare site for mixed use development to comprise retail (including replacement supermarket store), community facilities (including retained or replacement Library), offices and residential including Affordable Housing						
		dwelling (Code Level 4 incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: <ul style="list-style-type: none"> 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 4 equivalent of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: <ul style="list-style-type: none"> Design of the development would have to provide suitable wastewater and sewerage infrastructure Early consultation with the statutory water and sewerage undertaker regarding the management of waste water capacity and surface water runoff
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? 	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>	+	+	+	The site is located within: <ul style="list-style-type: none"> West Byfleet District Centre 0-10mins walking distance to West Byfleet railway station 6-10 minutes walk to a primary school 6-10 minutes walk to a secondary school 0-5 minutes walk to a GP The site is at the heart of the District Centre and in close proximity to the railway station, cycle facilities and key services and facilities. There is significant potential to encourage sustainable modes of travel and reduce the need

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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>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>				to travel by private vehicle. Redevelopment provides an opportunity to improve sustainable transport infrastructure to and from the site.
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</p>	+	+	+	Mixed use development that has the potential to create a significant number of jobs. Redevelopment supports the implementation of BREEAM.

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		<p>than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p>				
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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>Mixed use development that has the potential to create a significant number of jobs, deliver improved employment floorspace and provide for the needs of business in a District Centre. Redevelopment provides an opportunity to improve the vibrancy of the District Centre.</p>
Overall Conclusions						
<p>Summary of Social Impacts & Issues</p>	<ul style="list-style-type: none"> • development will create enhanced social and community facilities; • positive contribution to housing, including affordable housing; • positive impacts on health and wellbeing. 					

**SITE/0023/WBYF, SHLAABWB022: Land at Station Approach, West Byfleet, KT14 6NG [includes Sheer House]
0.91 hectare site for mixed use development to comprise retail (including replacement supermarket store), community facilities (including retained or replacement Library), offices and residential including Affordable Housing**

Summary of Environmental Impacts & Issues

- efficient and effective use of previously developed land;
- District Centre location with potential to improve and promote sustainable modes of travel and infrastructure;
- Regeneration of a District Centre;
- Potential negative impacts on heritage assets and their settings;
- Potential air and noise quality impacts.

Summary of Economic Impacts & Issues

- Commercial and community development will create jobs and enhance the economy and vibrancy of the area.

Summary of optimising/mitigation measures

- Affordable housing to be provided on site in line with Policy CS12. If this cannot 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
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- Re-provision of community facility (library)
- Preserve heritage assets and pay regard to their settings in accordance with Policies CS20, CS21 and DM20;
- All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Provide a high standard of amenity for future users and adjoining properties, including any necessary mitigation in respect of the noise and air quality impact of adjacent roads and railway, and ensuring that appropriate levels of sunlight and daylight are available for internal environments.
- Detailed Air Quality Assessment to determine potential impact of development on European protected sites through deteriorating air quality, taking account of in combination effects.
- Consider current or historical contaminative uses of the site, and make provision for appropriate investigation and any necessary remediation.
- Provide opportunities for enhancement and/or creation of biodiversity e.g. through appropriate landscaping and planting.
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Early consultation with the statutory water and sewerage undertaker regarding the management of waste water capacity and surface water runoff

Stable Yard, Guildford Road, Mayford, Woking GU22 0SD						
0.02 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
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 provide pitches for Gypsies and Travellers, contributing to the provision of a sufficient number of pitches to meet the needs of the community.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Site to provide high quality pitches that meet local and national design standards.
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</p>	0	0	0	<p>Development of the site considered to have a neutral impact against this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Site should promote opportunities for healthy lifestyles.

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		East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional 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>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>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 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>	+	+	+	<p>Development of the site for Traveller accommodation could help improve social inclusion and address issues of deprivation by contributing to the provision of decent homes for the gypsy and traveller community. A permanent site would help reduce the number of unauthorised developments and encampments which can cause adverse impacts against this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Site should be safe and inclusive and ensure that crime and disorder and the fear of crime do not undermine quality of life, community cohesion or social inclusion for their occupants and for the neighbouring occupants and users.

Stable Yard, Guildford Road, Mayford, Woking GU22 0SD 0.02 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
		<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>				
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	The development of the site would have neutral effects against this objective.
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>	+	+	+	Site is considered to constitute previously developed land (PDL). Development of the site for Traveller accommodation would therefore support the use and remediation of PDL.

Stable Yard, Guildford Road, Mayford, Woking GU22 0SD 0.02 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
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	Overall, development of the site considered to have a neutral impact against this objective. Surrounding community is already exposed to light and noise from the temporary pitches at this site.
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	Development of the site considered to have a neutral impact against this 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>	-	0	0	<p>The site lies in close proximity (400m-5km) to the Thames Basin Heaths SPA. Even small scale residential development such as the stationing of gypsy and traveller mobile homes can contribute to cumulative adverse effects on habitats.</p> <p>Any lighting associated with residential uses may also cause adverse impacts on habitats.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • The CIL Charging Schedule has been set at a level which is high enough to mitigate the harm arising from non-chargeable development such as gypsy and traveller caravans and mobile homes. However, a contribution towards SAMM would be required.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid adverse impacts on important landscapes? 	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i></p>	-	0	0	In accordance with national planning policy and the sequential approach to Traveller site selection, it is proposed that the site be removed from the Green Belt and allocated as a traveller site only. Due to the size of the site, the degree of impact on the wider strategic function of the Green Belt in

Stable Yard, Guildford Road, Mayford, Woking GU22 0SD 0.02 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
<p>cultural assets and landscapes of Woking</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>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>this area is not considered to be significant, but a negative score demonstrates the limited degree of adverse impact.</p> <p>A permanent structure at this site could lead to adverse impacts on the rural landscape of the borough, although the mixed-use operations of the wider site should be taken into account whereby parking and maintenance of commercial vehicles takes place.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Incorporate soft landscaping where possible and retain dense screen of well-established hedging to provide a visual barrier.
<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? 	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 & CS22.</i></p>	0	0	0	<p>Development of the site for Traveller accommodation would have limited effects against this objective. Redevelopment for permanent pitches does however provide an opportunity to incorporate energy efficiency and climate adaptation measures.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Incorporate soft landscaping to contribute towards adaptation to climate change.

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	<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? NB. Flooding covered by SA3 and Sustainable travel covered by SA15	Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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	0	0	Development of the site considered to have neutral impacts against this objective.
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	0	Development of the site considered to have neutral impacts against this objective. Optimising/mitigating measures: <ul style="list-style-type: none"> • Design and layout to allow sufficient space for refuse collection.
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? 	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	Development of the site considered to have neutral impacts against this objective. Optimising/mitigating measures: <ul style="list-style-type: none"> • Design of the development would have to provide suitable wastewater and sewerage infrastructure.

Stable Yard, Guildford Road, Mayford, Woking GU22 0SD 0.02 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
	<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>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 transport time of key services.</p>	+	+	+	<p>Development of the site would reduce the need of the gypsy and traveller community to travel due to lack of supply of permanent pitches.</p> <p>The site is not located within a main town, district or local centre, but has reasonable access to schools and other local facilities - Mayford Neighbourhood Centre is within walking distance of the site (approximately 500m away, aided by a public footpath to the north of the site accessing the pavement and bus stops along Guildford Road). Worplesdon Station is also within walking distance of the site, along public footpaths. This would help reduce the need to travel by private vehicle.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Site should be designed to include space for parking. • Site should provide safe and suitable access and egress for all users.
Economic objectives: building a strong, responsive and competitive economy						
<p>16. Maintain high and stable levels of employment and productivity, and</p>	<p>Would the development of the site / policy option:</p>	<p>Targets: increase employment provision and job opportunities; increase access to and</p>	0	0	0	<p>Development of the site for residential uses would have a neutral effect on this objective.</p>

Stable Yard, Guildford Road, Mayford, Woking GU22 0SD 0.02 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
<p>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>participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p>				
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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);</p>	0	0	0	<p>Development of the site for residential uses would have a neutral effect on this objective.</p>

Stable Yard, Guildford Road, Mayford, Woking GU22 0SD**0.02 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers**

		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	Provision of pitches for Gypsies and Travellers, contributing to the provision of a sufficient number of pitches to meet the needs of the community. Improves social inclusion and addresses issues of deprivation. Potentially reduces number of unauthorised developments and encampments.
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Adverse cumulative impact on Thames Basin Heaths SPA; Adverse impacts on the rural landscape of the borough, but reduced by existing mixed-uses of the wider site. Development of the site would reduce the need of the gypsy and traveller community to travel due to lack of supply of permanent pitches. Within reasonable walking or cycling distance of local facilities, reducing the need to travel by private vehicle.
Summary of Economic Impacts & Issues	Neutral impacts.

- Optimising/mitigating measures:
- Site to provide high quality pitches that meet local and national design standards.
 - Site should promote opportunities for healthy lifestyles.
 - Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
 - Site should be safe and inclusive and ensure that crime and disorder and the fear of crime do not undermine quality of life, community cohesion or social inclusion for their occupants and for the neighbouring occupants and users.
 - The CIL Charging Schedule has been set at a level which is high enough to mitigate the harm arising from non-chargeable development such as gypsy and traveller caravans and mobile homes. However, a contribution towards SAMM would be required.
 - Incorporate soft landscaping where possible and retain dense screen of well-established hedging to provide a visual barrier.
 - Incorporate soft landscaping to contribute towards adaptation to climate change.
 - Design and layout to allow sufficient space for refuse collection.
 - Site should be designed to include space for parking.
 - Site should provide safe and suitable access and egress for all users.

Land south of Gabriel Cottage, Blanchards Hill 0.04 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
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> 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 provide pitches for Gypsies and Travellers, contributing to the provision of a sufficient number of pitches to meet the needs of the community.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Site to provide high quality pitches that meet local and national design standards.
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</p>	0	0	0	<p>Development of the site considered to have a neutral impact against this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Site should promote opportunities for healthy lifestyles.

Land south of Gabriel Cottage, Blanchards Hill 0.04 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
		East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional 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>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>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 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>	+	+	+	<p>Development of the site for Traveller accommodation could help improve social inclusion and address issues of deprivation by contributing to the provision of decent homes for the gypsy and traveller community. A permanent site would help reduce the number of unauthorised developments and encampments which can cause adverse impacts against this objective.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Site should be safe and inclusive and ensure that crime and disorder and the fear of crime do not undermine quality of life, community cohesion or social inclusion for their occupants and for the neighbouring occupants and users.

Land south of Gabriel Cottage, Blanchards Hill 0.04 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
		be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, 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>	0	0	0	The development of the site would have neutral effects against this objective.
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>	+	+	+	Site is considered to constitute previously developed land (PDL). Development of the site for Traveller accommodation would therefore support the use and remediation of PDL.

Land south of Gabriel Cottage, Blanchards Hill 0.04 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
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	Overall, development of the site considered to have a neutral impact against this objective. Surrounding community is already exposed to light and noise from the temporary pitch at this site.
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	Development of the site considered to have a neutral impact against this 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>	-	0	0	<p>The site lies within Zone A of the Thames Basin Heaths SPA (within 400m). Even small scale residential development such as the stationing of gypsy and traveller mobile homes can contribute to cumulative adverse effects on habitats. However, evidence suggests that a gypsy family has been present on this site at the time the SPA was classified (March 2005) and the residential presence on the site forms part of the baseline level of impact on the SPA. Development of the site as permanent Traveller accommodation would therefore not represent a new increase in residential development, and unlikely to have a significant effect on the SPA.</p> <p>The site is in close proximity to Whitmoor Common SSSI.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Natural England should be consulted regarding SANG and SAMM contributions, and preserving and protecting the interest features of the SSSI.
10. Conserve and enhance and where appropriate make	<p>Would the development of the site / policy option:</p>	<p>Targets: preserve and enhance cultural and historic features.</p>	-	0	0	In accordance with national planning policy and the sequential approach to Traveller site selection, it is proposed that the site be removed from the Green Belt and allocated

Land south of Gabriel Cottage, Blanchards Hill 0.04 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
<p>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><i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p> <p>Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.</p>				<p>as a traveller site only. Due to the size of the site, the degree of impact on the wider strategic function of the Green Belt in this area is not considered to be significant, but a negative score demonstrates the limited degree of adverse impact.</p> <p>A permanent structure at this site could lead to adverse impacts on the character and appearance of the rural landscape of Woking.</p> <p>The site is adjacent to Sutton Park Conservation Area.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Incorporate soft landscaping where possible, and retain boundary planting and fencing to mitigate adverse impacts on the character and appearance of the rural landscape of Woking. • Pay regard to the heritage and conservation policies of the Development Plan in order to preserve heritage assets and their settings.
<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 CS9 & CS22.</i></p>	0	0	0	<p>Development of the site for Traveller accommodation would have limited effects against this objective. Redevelopment for permanent pitches does however provide an opportunity to incorporate energy efficiency and climate adaptation measures.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Incorporate soft landscaping to contribute towards adaptation to climate change.

Land south of Gabriel Cottage, Blanchards Hill 0.04 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
	<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? NB. Flooding covered by SA3 and Sustainable travel covered by SA15	Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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	0	0	Development of the site considered to have neutral impacts against this objective.
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	0	Development of the site considered to have neutral impacts against this objective. Optimising/mitigating measures: <ul style="list-style-type: none"> • Design and layout to allow sufficient space for refuse collection.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water	Would the development of the site / policy option: <ul style="list-style-type: none"> • support the improvement of water quality? 	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i>	0	0	0	Development of the site considered to have neutral impacts against this objective. Optimising/mitigating measures:

Land south of Gabriel Cottage, Blanchards Hill 0.04 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
resources sustainably	<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>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>				<ul style="list-style-type: none"> • Design of the development would have to provide suitable wastewater and sewerage infrastructure.
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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 would reduce the need of the gypsy and traveller community to travel due to lack of supply of permanent pitches.</p> <p>The site is not located within a main town, district or local centre, but is within reasonable walking or cycling distance to facilities in Jacobs Well and Burpham respectively. This would help reduce the need to travel by private vehicle.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Site should be designed to include space for parking. • Site should provide safe and suitable access and egress for all users.
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	Development of the site for residential uses would have a neutral effect on this objective.

Land south of Gabriel Cottage, Blanchards Hill 0.04 hectare site released from the Green Belt for residential use – pitches for Gypsies and Travellers						
<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.</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>	0	0	0	<p>Development of the site for residential uses would have a neutral effect on this objective.</p>

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

Summary of Social Impacts & Issues	Provision of pitches for Gypsies and Travellers, contributing to the provision of a sufficient number of pitches to meet the needs of the community. Improves social inclusion and addresses issues of deprivation. Potentially reduces number of unauthorised developments and encampments.
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Potential adverse cumulative impact on Thames Basin Heaths SPA – further investigation required; Adverse impacts on the rural landscape of the borough, but reduced by already-established screening around site boundaries; Impacts on heritage assets – the Sutton Park Conservation Area; Development of the site would reduce the need of the gypsy and traveller community to travel due to lack of supply of permanent pitches. Within reasonable walking or cycling distance of local facilities, reducing the need to travel by private vehicle.
Summary of Economic Impacts & Issues	Neutral impacts.

- Optimising/mitigating measures:
- Site to provide high quality pitches that meet local and national design standards.
 - Site should promote opportunities for healthy lifestyles.
 - Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
 - Site should be safe and inclusive and ensure that crime and disorder and the fear of crime do not undermine quality of life, community cohesion or social inclusion for their occupants and for the neighbouring occupants and users.
 - Natural England to be consulted regarding the need for SANG and SAMM contributions, and in order to mitigate any impacts on the nearby Whitmoor Common SSSI;
 - Incorporate soft landscaping where possible, and retain boundary planting and fencing to mitigate adverse impacts on the character and appearance of the rural landscape of Woking.
 - Pay regard to the heritage and conservation policies of the Development Plan in order to preserve heritage assets and their settings.
 - Incorporate soft landscaping to contribute towards adaptation to climate change.
 - Design and layout to allow sufficient space for refuse collection.
 - Site should be designed to include space for parking.
 - Site should provide safe and suitable access and egress for all users.

SITE: Land at Brookwood Cemetery, Cemetery Pales, Brookwood GU24 0BL (SHLAA N/A) 147.12ha site for use as a cemetery, crematorium and other forms of disposal; for conservation and enhancement of the historic infrastructure; and for creation of ancillary facilities.						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
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	Development would not involve provision of housing and would have a neutral impact against 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? 	<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 of the site would aim to improve public inclusion, access and enjoyment of the Cemetery landscape. In this respect, its development would improve accessibility to open space for informal recreation and help encourage healthy lifestyles.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • incorporate new and enhanced routeways to improve public access, but which remain subservient to the historic and natural resources around which they are

SITE: Land at Brookwood Cemetery, Cemetery Pales, Brookwood GU24 0BL (SHLAA N/A)

147.12ha site for use as a cemetery, crematorium and other forms of disposal; for conservation and enhancement of the historic infrastructure; and for creation of ancillary facilities.

	<ul style="list-style-type: none"> • improve accessibility to leisure and open space for informal and/or formal recreation? 	<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>based in accordance with Conservation Framework recommendations.</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>	0	0	0	<p>Development of the site would have neutral impacts against this objective. However, the groundwater in the Bagshot Beds Aquifer to the south west of the site may be shallow and burials should not be in groundwater – see SA Objective 14 below.</p>
<p>4. Reduce poverty, crime and social exclusion</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • 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</p>	0	0	0	<p>Overall, the proposal would have a neutral effect on this objective.</p>

SITE: Land at Brookwood Cemetery, Cemetery Pales, Brookwood GU24 0BL (SHLAA N/A)

147.12ha site for use as a cemetery, crematorium and other forms of disposal; for conservation and enhancement of the historic infrastructure; and for creation of ancillary facilities.

		average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, 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>Development of the site would have a very positive effect on this objective – restoration of existing buildings and expansion of the burial landscape would provide a high quality community service for burials for future generations; improve access to a valuable cultural and historic asset; and help support the provision of religious cultural uses.</p> <p>Development of the site would also improve existing facilities for visitors, and include sensitively designed additional facilities to help the cemetery become more accessible and sustainable.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Masterplanning of the site to pay regard to objectives in the Conservation Management Framework.
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>Both positive and negative effects: development would result in restoration and re-use of existing buildings, monuments and landscape; alongside new development which may result in a minor loss of greenfield land (but improvement of the wider cemetery landscape).</p>

SITE: Land at Brookwood Cemetery, Cemetery Pales, Brookwood GU24 0BL (SHLAA N/A)

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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	Lighting could cause impacts on biodiversity – see SA Objective 9 below.
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	Development of the site would have neutral effects on this objective.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid land take of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<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 landscape provides a range of heathland, grassland and woodland habitats now protected by SSSI, Special Protection Area and BAP Priority Habitat. The site is within a Biodiversity Opportunity Area.</p> <p>Development of the site seeks to deliver a sensitive scheme of ecological improvements to ensure that the historic landscape and funerary monuments operate harmoniously with the ecological needs of the site. Development will score positively against this objective in terms of creating opportunities for enhancement of biodiversity and increase connectivity of habitats. Mitigation measures would be necessary to avoid negative effects including fragmentation of habitats, avoid recreational impacts, avoid the impact of light on habitats; and to preserve and protect existing habitats.</p>

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147.12ha site for use as a cemetery, crematorium and other forms of disposal; for conservation and enhancement of the historic infrastructure; and for creation of ancillary facilities.

						<ul style="list-style-type: none"> • Masterplanning of the site to pay regard to designated habitats within and surrounding the site – design and layout of development to be informed by measures identified in the Conservation Management Framework, including those to enhance biodiversity, create habitats and improve connectivity; • Engage early with Natural England, and assess potential impacts of development on the SPA and site design to be informed by identified mitigation measures; • Early engagement with Surrey Natural Partnerships. • Ensure any external lighting is the minimum necessary for security, safety, working or recreational purposes and that glare or spillage is minimised to prevent impacts on wildlife.
<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>Redevelopment of the site has potential to cause impacts on numerous heritage assets, which include, but are not limited to: Brookwood Cemetery is a Conservation Area and Grade I listed Park and Garden, containing numerous nationally and locally listed buildings and structures. The site is also adjacent to Pirbright Conservation Area. The site is on the 'Heritage at Risk' register. However, a key objective of allocating the site would be to better conserve and enhance the historic assets of the site and remove it from the register.</p> <p>Positive effects would be achieved against this objective in terms of conserving and enhancing a valuable heritage asset of the borough, lead to the improved management, restoration and/or sensitive reuse of a heritage asset, and improve access to the natural and historic environment and cultural asset.</p> <p>Mitigation measures would be required to avoid impacts on this Green Belt location, and to protected trees and tree belts.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Preserve heritage assets and pay regard to their settings in accordance with Policies CS20, CS21 and DM20; • Contribute towards removing the site from the 'heritage at risk' register; • Take full account of the Conservation Management Framework prepared for the site; • Development would need to preserve the openness of the Green Belt and not conflict with the purposes of including land within it, and be in accordance with

SITE: Land at Brookwood Cemetery, Cemetery Pales, Brookwood GU24 0BL (SHLAA N/A)

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		archaeological potential without prior assessment.				<p>Policy DM13: Buildings in and adjacent to the Green Belt.</p> <ul style="list-style-type: none"> Trees and tree belts of amenity and/or environmental significance on and adjacent to the site to be retained and strengthened; Early engagement with Historic England;
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>Minor positive effects might include supporting the coordination of green infrastructure and improving the energy efficiency of the existing stock. Overall a neutral effect on this objective.</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 plots; increase in</p>	0	0	0	<p>The proposal will have a neutral effect on this objective.</p>

SITE: Land at Brookwood Cemetery, Cemetery Pales, Brookwood GU24 0BL (SHLAA N/A)

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	<ul style="list-style-type: none"> provide land for allotments? 	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	0	<p>The proposal will have a neutral effect on this objective. Measures would need to be taken to avoid an increase in waste generated by visitor facilities and the general public.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Masterplanning of the site to address the need for waste facilities to service the facilities and open space.
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	<p>The Environment Agency has confirmed that the groundwater in the Bagshot Beds Aquifer to the south west of the site may be shallow and burials should not be in groundwater. Mitigation measures should be incorporated in order to prevent water resource pollution.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Proposals should be informed by a study of the maximum seasonal depth of groundwater to determine the extent of the site that would be suitable for burials.
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. <i>Source: Surrey Transport</i></p>	0	0	0	<p>Development of the site has potential to improve provision for walking and improve public rights of way. Overall a neutral effect against this objective.</p>

SITE: Land at Brookwood Cemetery, Cemetery Pales, Brookwood GU24 0BL (SHLAA N/A)

147.12ha site for use as a cemetery, crematorium and other forms of disposal; for conservation and enhancement of the historic infrastructure; and for creation of ancillary facilities.

	<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>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>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>Development would have neutral effects on this objective.</p>

SITE: Land at Brookwood Cemetery, Cemetery Pales, Brookwood GU24 0BL (SHLAA N/A)
147.12ha site for use as a cemetery, crematorium and other forms of disposal; for conservation and enhancement of the historic infrastructure; and for creation of ancillary facilities.

		<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 restoration and management of the asset would provide a range of commercial activities on the site – there is potential for economic benefit derived from the historic environment.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Development to be informed by the objectives of the Conservation Management Framework so that economic benefit derived from the historic environment is balanced with the conservation needs and aspirations of the historic and natural resources of the site.
Overall Conclusions						
<p>Summary of Social Impacts & Issues</p>	<ul style="list-style-type: none"> • Improved accessibility to open space for informal recreation and help encourage health lifestyles. • Restoration of existing buildings and expansion of burial landscape to provide a high quality community service, improve access to a valuable cultural and historic asset, and help support the provision of religious cultural uses. • Improved facilities for visitors for burials, cremation and potentially to learn about the history of the site. 					

SITE: Land at Brookwood Cemetery, Cemetery Pales, Brookwood GU24 0BL (SHLAA N/A)

147.12ha site for use as a cemetery, crematorium and other forms of disposal; for conservation and enhancement of the historic infrastructure; and for creation of ancillary facilities.

Summary of Environmental Impacts & Issues

- Restoration and re-use of existing buildings, monuments and landscape
- Potential loss of greenfield land with any ancillary structures
- Ecological improvements – opportunities to enhance and connect habitats and biodiversity
- Potential light pollution impacts on existing habitats
- Potential impacts on Thames Basin Heaths SPA
- Opportunity to remove site from Heritage at Risk Register
- Opportunity to better conserve and enhance a valuable heritage asset and its setting through improved management, restoration and/or sensitive re-use
- Improved access to the natural and historic environment and a valuable cultural asset
- Potential impacts on the openness of the Green Belt
- Potential impacts on protected trees and tree belts
- Potential impacts on water resource pollution due to shallow groundwater in south west of the site

Summary of Economic Impacts & Issues

- Potential for economic benefit derived from the historic environment

Summary of optimising/mitigation measures

- Incorporate new and enhanced routeways to improve public access, but which remain subservient to the historic and natural resources around which they are based in accordance with Conservation Framework recommendations.
- Proposals should be informed by a study of the maximum seasonal depth of groundwater to determine the extent of the site that would be suitable for burials.
- Masterplanning of the site to address the need for waste facilities to service the facilities and open space.
- Preserve heritage assets and pay regard to their settings in accordance with Policies CS20, CS21 and DM20;
- Contribute towards removing the site from the 'heritage at risk' register;
- Take full account of the Conservation Management Framework prepared for the site;
- Development would need to preserve the openness of the Green Belt and not conflict with the purposes of including land within it, and be in accordance with Policy DM13: Buildings in and adjacent to the Green Belt.
- Trees and tree belts of amenity and/or environmental significance on and adjacent to the site to be retained and strengthened;
- Early engagement with Historic England;
- Masterplanning of the site to pay regard to designated habitats within and surrounding the site – design and layout of development to be informed by measures identified in the Conservation Management Framework, including those to enhance biodiversity, create habitats and improve connectivity;
- Engage early with Natural England, and assess potential impacts of development on the SPA and site design to be informed by identified mitigation measures;
- Early engagement with Surrey Natural Partnerships.
- Ensure any external lighting is the minimum necessary for security, safety, working or recreational purposes and that glare or spillage is minimised to prevent impacts on wildlife.
- Masterplanning of the site to pay regard to objectives in the Conservation Management Framework.
- incorporate new and enhanced routeways to improve public access, but which remain subservient to the historic and natural resources around which they are based in accordance with Conservation Framework recommendations.
- Development to be informed by the objectives of the Conservation Management Framework so that economic benefit derived from the historic environment is balanced with the conservation needs and aspirations of the historic and natural resources of the site.

SITE: Brookwood Farm SANG, Bagshot Road, Brookwood GU21 2TR 26ha site for Suitable Alternative 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	Development would not involve provision of housing and would have a neutral impact against 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 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.</p> <p>Source: Woking Service and Performance Plan 2013-14</p> <p>Trends: 86.3% of people describe their health as</p>	++	++	++	<p>The purpose of a SANG is to create a natural environment for recreational use to be used as an alternative to the TBH SPA. All SANG sites have circular routes for walking around. At 26ha, the delivery of SANG at this site would provide a significant green space to help improve the health of the community and improve accessibility to open space for informal recreation.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • enhance accessibility to the green space via pedestrian/cycle links, particularly from Brookwood Farm

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26ha site for Suitable Alternative Natural Greenspace (SANG)

		good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				to the east and Brookwood urban area to the south, and provide adequate levels of parking provision, in accordance with Natural England guidelines.
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>Site located within Flood Zones 1, 2 and 3, however no built form is proposed. Open space is capable of acting as functional floodplain, and reduce flood risk in nearby urban areas. 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>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Flood Risk Assessment to demonstrate that any SANG development does not negatively impact on floodplain storage, and take into account latest climate change projections. • Design of the development to take into account SuDS, floodplain storage and flood attenuation.
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.</p>	+	+	+	SANG constitutes green infrastructure to support communities.

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		Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				
5. To improve accessibility to all services and facilities	<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>Development of the site would have a very positive effect on this objective – delivery of 26ha of enhanced green space would significantly improve access to recreation opportunities and provide informal leisure services for the local community.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • enhance accessibility to the green space via pedestrian/cycle links, particularly from Brookwood Farm to the east and Brookwood urban area to the south, and provide adequate levels of parking provision, in accordance with Natural England guidelines.
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	The greenfield site would be developed into open space – a green infrastructure use, therefore leading to a neutral score.

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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>	+	+	+	Allocating 26ha of green space as SANG, adjacent to the urban area, would lead to positive impacts in terms of improving air quality.
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 currently semi-improved grassland – it is not classified as high quality Agricultural Land. There would be a neutral impact on this objective.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid land take of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNClS stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	++	++	++	<p>The allocation would make a very 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, and beyond. 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.</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 SNCl north of Sheet's Heath. The site is also within a Biodiversity Opportunity Area.</p> <p>Optimising/mitigating measures:</p>

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						<ul style="list-style-type: none"> • Retain and enhance habitats and features which have biodiversity value – any development to pay regard to the SNCI and BOA designations which lie within the site boundary; • Take opportunities to improve connectivity of habitats within 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 Nature Partnership recommended • Proposals for development to accord with SANG Proposal and SANG Management Plan to ensure the site meets SANG criteria and ensures adequate maintenance in perpetuity.
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 classified as Green Belt land. The site can be developed into enhanced open space without affecting the overall integrity of the landscape, and is considered an appropriate use of Green Belt land.</p> <p>The allocation of SANG would make accessible for enjoyment the natural assets and landscapes of Woking. There is also an opportunity to enhance this green infrastructure asset.</p> <p>Allocation for SANG would also ensure that the Basingstoke Canal Conservation Area is conserved.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Accord with the heritage and conservation policies of the Development Plan to conserve the Basingstoke Canal Conservation Area.

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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>Delivery of the site as SANG would support the coordination of green infrastructure and increase the resilience of the area 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>0</p>	<p>0</p>	<p>SANG delivery will have a neutral effect on this objective.</p>

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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>	0	0	0	SANG deliver will have a neutral effect on this objective. Measures would need to be taken to avoid an increase in waste generated by the general public. Optimising/mitigating measures: <ul style="list-style-type: none"> • Incorporation of waste facilities to serve the open space.
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>	0	0	0	Whilst the site is within a High Risk Ground Water area and on a minor aquifer, preserving this land as SANG would avoid any adverse impacts against this objective.
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>	+	+	+	Development of the site for SANG brings an opportunity to improve pedestrian and cycle links to other parts of the urban area, and reduce the need to travel by private vehicle. SANG walkways would also improve provision for walking.

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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>58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.</p>				
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Economic objectives: building a strong, responsive and competitive economy

<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> 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</p>	0	0	0	<p>Development would have neutral effects on this objective.</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	Whilst an enhanced green space has value in creating places that are attractive for economic objectives, it is not considered that the allocation of the site for SANG would have direct impacts against this objective.

Overall Conclusions

Summary of Social Impacts & Issues	<ul style="list-style-type: none"> • Improved accessibility to open space for informal recreation and help encourage health lifestyles. • Preserving the area as green infrastructure can alleviate flood risk to adjacent urban area.
Summary of Environmental Impacts & Issues	<ul style="list-style-type: none"> • Ecological improvements – opportunities to enhance and connect habitats and biodiversity • Avoids adverse impacts on Thames Basin Heaths SPA of a significant number of dwellings • Improved access to the natural environment and appropriate use of land in the Green Belt • Allocation for SANG helps to preserve landscape character • Improves connectivity to wider GI network • Supports the preservation of water quality and heritage value 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 • Can improve walking and cycling infrastructure and connectivity to other urban areas.
Summary of Economic Impacts & Issues	
Summary of optimising/mitigation measures	

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- enhance accessibility to the green space via pedestrian/cycle links, particularly from Brookwood Farm to the east and Brookwood urban area to the south, and provide adequate levels of parking provision, in accordance with Natural England guidelines.
- Flood Risk Assessment to demonstrate that any SANG development does not negatively impact on floodplain storage, and take into account latest climate change projections.
- Design of the development to take into account SuDS, floodplain storage and flood attenuation.
- Retain and enhance habitats and features which have biodiversity value – any development to pay regard to the SNCI and BOA designations which lie within the site boundary;
- Take opportunities to improve connectivity of habitats within 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 Nature Partnership recommended
- Proposals for development to accord with SANG Proposal and SANG Management Plan to ensure the site meets SANG criteria and ensures adequate maintenance in perpetuity.
- Accord with the heritage and conservation policies of the Development Plan to conserve the Basingstoke Canal Conservation Area.
- Incorporation of waste facilities to serve the open space.