SUSTAINABILITY APPRAISAL – SITE ALLOCATIONS

Sustainability Appraisal for Draft Site Allocations DPD – Land to the east of Martyrs Lane (extended site), Horsell, Woking, GU21 5NJ

SITE: Land to the east of Martyrs Lane (extended site), Horsell, Woking, GU21 5NJ 112.1 hectare site for residential development including Affordable Housing						
SA Objective	**Decision-making criteria**	**Indicators and targets**	**Short-term 0-5yrs**	**Mediu m-term 5-20yrs**	**Long-term 20+yrs**	**Comments (justification of score + cumulative effects + mitigation measures)**
Social objectives: 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: • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile?	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. *Source: Core Strategy Policies CS10 & CS12* Improvement to number of unfit homes. *Source: Woking Housing Strategy 2011-2016* 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. *Source: Gypsy & Traveller Accommodation Assessment 2012* Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	++	++	Development would make a significant contribution to meeting overall housing requirement, including affordable housing. The site is of sufficient scale to meet development needs between 2027-2040. Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs, including sufficient affordable housing. A single rather than double positive is indicated in the short-term, recognising that relatively fewer dwelling completions are typically delivered during the earliest phase of construction. Optimising/mitigating measures: • Affordable housing to be provided in line with up to date policy. • Site to provide high quality homes that meet required construction and design standards. • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option: • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation?	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. *Source: Woking Service and Performance Plan 2013-14* Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life	-	0	0	Development would bring about positiveimpact on health and wellbeing via providing decent homes. However, development of the site would lead to the loss of a golf course and sports club, involving a loss of recreational facilities, hence the short-term negative score. The southern parts of the site are approximately 20mins walking distance from the nearest health and recreational facilities in Sheerwater, and the northern parts of the site are up to 40mins away (neither within 'suitable walking distance'). The site is well located in terms of access to natural and semi-natural open space for informal recreation – particularly with Horsell Common to the west, and public footpaths to

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		expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional 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.				open countryside in the north and east of the site. Development of the site would in the longterm contribute to the provision of public open space – new and existing residents would likely benefit from open space provided to support the site development. Optimising/mitigating measures: • The canal to the south of Woodham Lane inhibits access to facilities in Sheerwater - improve connectivity to this urban area and its recreation facilities • Improve pedestrian and cycle links to local centres in both Sheerwater and West Byfleet • Provide open space and recreation facilities through development of the site • Improve GI links to surrounding countryside for recreation benefits, including to Horsell Common • Provision of key health services as part of any development coming forward
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	Would the development of the site / policy option: • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem?	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Majority of site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. A small section of the site along the northern boundary encroaches into areas of Flood Zone 3 and 2, but this area would not be developed. A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103) A watercourse runs through the northern section of the site and drainage channels run throughout the site. Due to the loss of green field land, development will lead to an increase in the likelihood of surface water flooding. Mitigation measures to be considered to reduce any risk of surface water flooding. All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. Available information suggests pluvial flooding in the locality. Development would be required 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

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						areas at risk of surface water flooding. Taking into account these measures, an overall neutral score. Optimising/mitigating measures: • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage • Flood Risk Assessment and Surface Water Drainage strategy to be conducted
4. Reduce poverty, crime and social exclusion	Would the development of the site / policy option: • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities?	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. *Source: Woking Service & Performance Plan 2013-14* Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location. Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime. Optimising/mitigating measures: • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance • Affordable housing to be provided in line with any future policy.
5. To improve accessibility to all services and facilities	Would the development of the site / policy option: • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment,	Targets: improve accessibility to all services and facilities. *Source: Core Strategy Policy CS18* Trends: increased	-	0	0	The centre of the site is within: • 2300m distance to Sheerwater Local Centre and services and facilities therein (beyond suitable walking distance) • 10mins cycling distance to nearest centre (within suitable cycling distance)

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	recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses?	accessibility to local services by public transport over last three years.				• 25-30mins walking distance to nearest GP • 25-30mins walking distance to West Byfleet railway station (but 10mins cycling distance) • 10mins drive to Town Centre • Within 1km of public footpath • Within 500m of bus services and bus stops along Woodham Lane and Chertsey Road • 25-30mins walking distance to nearest Primary School • 25-30mins walking distance to nearest Secondary School The site has limited accessibility to existing services and facilities due to its somewhat isolated location, and due to the canal acting as a barrier to the urban area to the south. It is beyond reasonable walking distance to key services and facilities in any local centres. The need to travel to access existing services and facilities would be increased, although sustainable modes of travel by bus and bicycle are possible. A neutral score has been given because although access to existing services and facilities is limited, with development of this scale there is an opportunity to provide *new* local community services and facilities in the medium-long term. Access by bus and bicycle to the Town Centre is also good, and any development proposals at this site can help improve these access modes. Optimising/mitigating measures: • Improve access to existing key services and facilities by improving sustainable transport infrastructure • Provision of or contribution towards new local community services as part of development coming forward
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously developed land and existing buildings	Would the development of the site / policy option: • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land?	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. *Source: Core Strategy Policy CS10.* Economic development to be directed to urban centres and employment areas. *Source: Core Strategy Objectives*	0	0	0	Although the development would result in the loss of greenfield land, there are also opportunities to redevelop disused tree nurseries and sports pitches in the northern area of the site. Development impacts on this objective are predicted to be neutral.

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		Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	Would the development of the site / policy option: • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution?	Targets: improve air quality. *Source: Air Quality Progress Report 2014* Maintain low levels of light and noise pollution. *Source: Core Strategy Objective* Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	-	0	The site is outside of a reasonable walking distance to Sheerwater Local Centre or Woking Town Centre. Although a cycle trail and bus route serve the site, it is likely that travel by car will increase congestion which may excarcerbate pollution from traffic. There is therefore a negative impact on this objective. In the longer term this may be mitigated by providing facilities and services within the site, thereby reducing the need to travel. The site is located next to an existing recycling centre, and a waste allocation site, and this could have an adverse impact in terms of noise, smell and other releases. Mitigation measures will have to be designed into the scheme to reduce the impact of the adjacent use. Optimising/mitigating measures: • Improve access to key services and facilities by sustainable modes of travel; • Mitigate any adverse impacts of pollution from adjacent recycling centre and proposed waste allocation site.
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option: • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination?	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. *Source: NPPF.* Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The site would need to be assessed for contamination for residential development proposals, particularly taking into account the presence of a Reycling Centre and two closed landfill sites within and in close proximity to the site. Development will lead to the remediation of existing contamination on the site with potential positive impacts. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective. Optimising/mitigating measures: • Further investigation into agricultural land classification, in consultation with Natural England • Further investigation into land contamination – in particular any gassing associated with the closed landfill sites.
9. Conserve and	Would the development of the site / policy	Targets: maintain and	-	-	-	The site is currently designated as Green Belt land in a semi-

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enhance biodiversity	option: • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity?	enhance biodiversity. *Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).* Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				rural area. It comprises areas of semi-improved grassland, semi-improved mixed woodland and woodland strips, mixed plantation woodland, a golf course and widespread vegetation all providing habitat for a range of fauna. Further assessment of this vegetation would be needed to determine biodiversity value. There are eleven sites of nature conservation interest within 5km of the site, including SPA, SAC, SSSI, NNR, LNR and SNCIs. Although mitigation measures can be adopted to reduce harm, potential development of this scale would lead to an inevitable net loss and fragmentation of existing habitats, leading to a negative score. The Strategic Transport Assessment notes that congestion would increase in close proximity to the site, leading to possible vehicle emission impacts on nearby nature conservation sites. Optimising/mitigating measures: • Potential off-site impacts to be mitigated to avoid impacts on surrounding sites of conservation interest • Landscape assessment / ecology survey / tree survey to be conducted – habitat features and connections of importance to biodiversity to be identified and retained where possible • Open space should include landscape features which enhance biodiversity and connectivity to surrounding habitats • The residential development of the site would result in an increase in dwellings. As the majority of the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Would the development of the site / policy option: • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural	Targets: preserve and enhance cultural and historic features. *Source: Core Strategy Policy CS20* Improved provision of open space. *Source: Core Strategy Policy CS17* Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*,	-	-	-	The site falls within designated Green Belt land. The GBBR concluded that this area had limited capacity to accommodate significant development without significant adverse effects on important landscape features and prevailing strong character. Development of the former sports pitches and tree nurseries would have limited advserse effects on the wider landscape, but development of this area alone would leave an area of development unconnected to the urban area. The GBBR notes that this area has a low capacity for change based on landscape character and sensitivity. The Woodham Lane Landscape Assessment and Green Belt Review concludes that the site is of critical importance to the purpose of the Green Belt and

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	assets? • improve access to the natural and historic environment and cultural assets?	166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				to the landscape character of the wider area, but that impacts can be mitigated if the majority of boundary vegetation was retained and enhanced, along with intact tree belts and hedgerows across the site, and if a very strong durable boundary was established to prevent encroachment beyond the north of the site. There is one listed building within the site area and a number of listed buildngs within the immediate area, the closest being a Grade II listed house (Woodhambury & Woodbrow) located adjacent to the site's southern boundary along Woodham Lane. Birch Wood also lies within the site area – an area of Ancient Woodland. Optimising/mitigating measures: • Creation of linkages with GI network to improve access to the natural environment • New and improved open space provision within any development coming forward to preserve 'openness' of Green Belt • Careful design of layout and landscaping to reduce visual impacts – retain/enhance tree belts and vegetation at perimeter of site to screen any proposed development in the centre of the site • Retain high quality trees and tree belts • Create durable boundaries to the north of the site to mitigate perceived sprawl of urban area and merging of towns • Assessment of heritage assets and subsequent protection of any identified valuable assets
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	Would the development of the site / policy option: • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility?	Targets: decrease in carbon emissions and increase energy from renewable sources. *Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.* Dwellings to meet energy and water categories of Code Level 4. *Source: Core Strategy Policy CS22.* Increase green infrastructure for adaptation purposes (including SUDS). *Source: Core Strategy Policies*	-	0	0	The residential development would be required to achieve the energy and water efficiency standards of future policy. The site offers limited accessibility to facilities and services and could result in further emissions from private car use, unless new facilities and services are provided by any development coming forward. The site is greenfield land and development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral medium-long term score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against supporting

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

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improve water quality of the region's rivers and groundwater, and manage water resources sustainably	option: • support the improvement of water quality? • support the efficient use of water resources? • operate within the existing capacities for water supply and wastewater treatment? • prevent water resource pollution? • facilitate water quality to be achieved through remediation? • provide adequate wastewater and sewerage infrastructure?	'good' status in all water bodies by 2015. *Source: Water Framework Directive.* Decrease consumption of water to 105litres/person/day in homes. *Source: Core Strategy Policy CS22.* Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				of water resources. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough. A number of watercourses run through/parallel to the site and there is the potential for water contamination during and post construction. Suitable mitigation measures will need to be implemented to prevent water resource pollution and preserve water quality of the Bourne River running north of the site. Optimising/mitigating measures: • Design of the development would have to provide suitable wastewater and sewerage infrastructure. • Suitable mitigation measures to preserve water quality of the Bourne River to the north of the site
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option: • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. *Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.* Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development	-	-	0	The site is outside of a reasonable walking distance of Sheerwater Local Centre and Woking Town Centre, where shops and facilities are located. It is within cycling distance of the nearest primary and secondary school, and cycle and bus routes are adjacent to the site. A main bus route, with its bus stops, runs along Chertsey Road, which is within a reasonable walking distance of the site. Overall it is considered that development of this scale will inevitably lead to increased need to travel by private car. Any new development would be expected to contribute to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution. The negative score reflects the distance of the site from local services and facilities by foot and that development of the site would not reduce the use of private cars. This could be mitigated in the long-term by improving sustainable transport modes and provision of facilities and services within the site. Optimising/mitigating measures: • Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure, including pedestrian and cycle facilities and additional bus services. • Provision of or contribution towards new local community services as part of development coming forward in order to reduce the need to travel.

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		within 30 minutes public transport time of key services.				
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	Would the development of the site / policy option: • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education?	Targets: increase employment provision and job opportunities; increase access to and participation in education. *Source: NPPF and Woking Economic Development Strategy (2012)* Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).	0	0	+	Although the site is located close to three major employers: McLaren Technology Centre, St Peter's District Hospital and the Animal and Plant Health Agency – thus potentially enabling people to work near their homes – the site itself will not provide employment opportunities as it would be allocated for residential development. In the longer-term there may be opportunities to provide facilities and services to serve the site.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and	Would the development of the site / policy option: • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. *Source: Economic Development Strategy 2012*	0	0	0	As an allocation for residential development, employment issues are largely inapplicable. It is worth noting that with a development of this scale there would be an opportunity to create a new neighbourhood centre, and subsequently enhance employment. Optimising/mitigating measures: Consider mixed-use development to provide employment opportunities and create new neighbourhood centre.

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neighbourhood centres	• increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres?	Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).				
Overall Conclusions						
Summary of Social Impacts & Issues	The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Limited accessibility to existing services and facilities, but opportunities to provide new services and facilities with development of this scale; Loss of recreational facility (golf course), but opportunities to improve open space and links to surrounding countryside therefore encouraging healthy lifestyles.					
Summary of Environmental Impacts & Issues	Loss of greenfield land; Supports remediation of previously used land (tree nurseries and unused sports pitches); Potential negative impacts on air quality from vehicle emissions and on noise pollution of future residents from waste sites; Loss of and fragmentation of habitats – potential negative impact on biodiversity; Opportunity to improve connectivity with nearby GI assets; Site is of critical importance to the Green Belt with its important contributions to the purpose of preventing urban sprawl and the safeguarding of the countryside; Site is of critical importance to the landscape character of the wider area – development would lead to significant change to character due to vegetation loss; Location is not within suitable walking distance of Woking Town Centre or Sheerwater Local Centre, although it is within suitable cycling distance - improvements to footpaths, cycle paths and bus routes would need to be undertaken to support sustainable transport options; Likely to increase the need to travel by car; Adverse impact on existing transport infrastructure – exacerbation of congestion hotspots.					
Summary of Economic Impacts & Issues	A residential site increases the supply of land for housing and could play a role in supporting the local economy and local services; Increase in the economically active population and potentially enable people to work near their homes at nearby local employers; Opportunity to create new neighbourhood centre and subsequently enhance employment.					
Summary of optimising/mitigating measures: • Affordable housing to be provided in line with future policy requirements. • Site to provide high quality homes that meet the construction and design standards of future policy. • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA • Canal to south of Woodham Lane inhibits access to facilities in Sheerwater – improve connectivity to this urban area and its recreation facilities • Provide open space, health services and recreation facilities through development of the site • Improve GI links to surrounding countryside for health and wellbeing, including to Horsell Common • Flood Risk Assessment and Surface Water Drainage strategy to be conducted, and provision of suitable surface and foul water drainage • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance • Enhance access to key services and facilities by providing new/improved sustainable transport infrastructure						

SITE: Land to the east of Martyrs Lane (extended site), Horsell, Woking, GU21 5NJ
112.1 hectare site for residential development including Affordable Housing

- Mitigate measures to reduce any adverse impacts on pollution levels from adjacent recycling centre and proposed waste allocation site
- Further investigation into land contamination, in consultation with Environmental Health and Environment Agency
- Further investigation into agricultural land classification, in consultation with Natural England
- Landscape assessment / ecology assessment/ tree survey to be conducted – habitat features and connections of importance to biodiversity to be identified and retained where possible
- Open space should include landscape features which enhance biodiversity and connectivity to surrounding habitats
- Retain features of high landscape value such as trees and tree belts
- Secure contributions towards SANG and SAMM
- Creation of linkages with GI network to improve access to the natural environment
- Include open space provision within any development coming forward to preserve 'openness' of Green Belt
- Careful design of layout and landscaping to reduce visual impact of development – retain/enhance tree belts and vegetation at perimeter of site for screening
- Create durable boundaries to the north of the site to mitigate perceived sprawl of urban area and future merging of towns
- Assessment of heritage assets and preserve any identified assets of value
- 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 future water efficiency and carbon reduction standards, 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
- Engage with Surrey County Council regarding allocation of site in Surrey Waste Plan
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Suitable mitigation measures to preserve water quality of the Bourne River to the north of the site
- Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure, including pedestrian and cycling facilities and additional bus services
- Provision of or contribution towards new local community services as part of development coming forward in order to reduce the need to travel
- Consider mixed-use development to provide employment opportunities and creation of new neighbourhood centre