



Woking Local Development Framework
Core Strategy Publication document
Sustainability Appraisal Report

July 2011

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**WOKING BOROUGH COUNCIL LOCAL DEVELOPMENT DOCUMENTS
CORE STRATEGY PUBLICATION DOCUMENT - SUSTAINABILITY APPRAISAL
(SA) REPORT**

1.0 Introduction and purpose of the Sustainability Appraisal

- 1.1 The Sustainability Appraisal Report assesses the environmental, economic and social implications of the Core Strategy for Woking Borough. Sustainability Appraisal of Development Plan Documents is a requirement of the Planning and Compulsory Purchase Act 2004 and encompasses the provisions of the European Union Directive 2001/42/EC (SEA Directive), which requires an assessment of the effects of certain plans and programmes on the environment. The key purpose of the European Directive is to provide adequate protection for the environment and to ensure the integration of environmental considerations into the preparation of plans and programmes. This requirement is particularly relevant to Woking Borough because of the number of environmental designations situated within the Borough such as the Thames Basin Heaths Special Protection Area (SPA) and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC), which are of European significance. It is important to emphasise that Sustainability Appraisal has a wider remit than just environmental considerations. It is supposed to provide an integrated and a comprehensive view of spatial planning that covers environmental, social and economic issues. It also looks at both the present and the future. In particular, it ensures that the needs of the present generation can be met without compromising on the ability of future generations to meet their own needs. A Habitats Regulation Assessment screening of the Core Strategy policies with potential for impacts on natura 2000 and RAMSAR sites has been carried out. This is a separate document, which complements this SA Report. The screening does not reveal anything that could not be overcome and Appropriate Assessment has not been recommended. The recommendations of the assessment have been taken into account in reviewing the policies of the Core Strategy.
- 1.2 The Core Strategy seeks to address the social, economic and environmental challenges facing the Borough. It is often difficult to balance the potential tensions that can exist in meeting social, economic and environmental objectives of a plan, or a strategy. Sustainability Appraisal is a means for ensuring that a good balance is achieved between them. It enables an objective assessment of each policy or proposal and the contributions it makes towards sustainable development. It also enables weaknesses in plans and programmes to be identified and appropriate mitigation measures introduced to make them as sustainable as they can be. Furthermore, it enables these considerations to be taken into account at the early stages of and as an integral part of the development plan document preparation process.
- 1.3 Central to the need to carry out the Sustainability Appraisal of the Core Strategy is the overarching objective of Woking Borough Council to provide the necessary framework to deliver sustainable development. The South East Regional Sustainability Framework defines the goal of sustainable development as 'to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations'. The Core Strategy takes a long term view into the future, up to 2027. Its implementation will carefully be monitored to ensure that they do not compromise on the ability of further generations to also meet their needs. Each policy has an in-built mechanism for monitoring and review
- 1.4 Woking Borough Council has long been committed to protecting the environment, in particular, for reducing the adverse impacts of development on climate change and effective management of waste. The Borough has one of

the most extensive decentralised renewable and low carbon energy infrastructure's in the United Kingdom (UK). Over the last two decades the Council has been at the forefront of a radical programme of investment in low or zero carbon energy for which it has received national and international acclaim. The Core Strategy has a significant bearing on the scale and nature of growth in the Borough. The sustainability appraisal is a positive step forward in ensuring that development is sustainable.

- 1.5 The Sustainability Appraisal Report will be a key evidence base to demonstrate that sustainable development is at the heart of the Core Strategy and has influenced key decisions at each stage of its process. A Draft SA Report was published for public consultation alongside the Draft Core Strategy. Comments received have been taken into account before finalising the SA Report.
- 1.6 The SEA Directive is clear about the legal processes to be followed when carrying out Strategic Environmental Appraisal. In this regard, the SA Report summarises the key requirements of the Directive and how and where they are covered in the Report (see Table 1 below).
- 1.7 The planning system is undergoing change. The full extent of this is presently being debated in parliament as part of the Decentralisation and Localism Bill. The Council continue to consider the implications of the Bill and have decided to take forward in the Core Strategy the housing growth requirement that was set out in the South East Plan. Any reference to the South East Plan in the SA Report is therefore justified by this position.
- 1.8 European Union Directive on the conservation of wild birds (the Birds Directive) requires member states to protect and manage wild bird species. There are areas within Woking Borough that are designated as Special Protection Area (SPA) because they contain important populations of three of the species considered by the Directive to be rare or vulnerable. These are the nightjar, woodlark and Dartford warbler. Woking Borough Council already has an adopted Avoidance Strategy – Thames Basin Heaths Special Protection Area Avoidance Strategy (2010 – 2015) that sets a clear framework to mitigate the impacts of development on the SPA. The Borough also contains a Special Area of Conservation, namely the Thursley, Ash, Pirbright and Chobham Special Area of Conservation. The Directive requires the Council to undertake a Habitats Regulation Assessment (HRA) of the impacts of the Core Strategy on the protected species and their habitats. Consequently, a Habitats Regulations Assessment has been carried out. The outcome of the HRA is published as a supplement to this SA Report. The policies of the Core Strategy have been amended to take into account the recommendations of the Appropriate Assessment.
- 1.9 The SA Report is structured as follows:
 - Section 1 Introduction
 - Section 2 Schedule of SEA Directive requirements
 - Section 3 Sustainability Appraisal Process
 - Section 4 Context for the Sustainability Appraisal
 - Section 5 Identification and review of other relevant policies, plans and programmes
 - Section 6 Baseline Data

- Section 7 Brief description of how the Borough will look without the intervention of the Core Strategy
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2.0 Schedule of SEA Directive Requirements

2.1 A key objective of the SEA Directive is ‘to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development’. The Directive defines ‘environmental assessment’ as a procedure comprising:

- preparing an Environmental Report on the likely significant effects of the draft plan or programme;
- carrying out consultation on the draft plan or programme and the accompanying Environmental Report;
- taking into account the Environmental Report and the results of consultation in decision making; and
- providing information when the plan or programme is adopted and showing how the results of the environmental assessment have been taken into account.

2.2 The Council is satisfied that the above objectives have been met. To meet the above objective and what is meant by environmental assessment, the Directive sets out detailed specific requirements. Table 1 lists the details of the requirements and where they are covered in the Report. This table is deliberately set out at the beginning of the report to guide the reader about how the requirements of the Directive have been met.

Table 1 - A Checklist of the SEA Directive

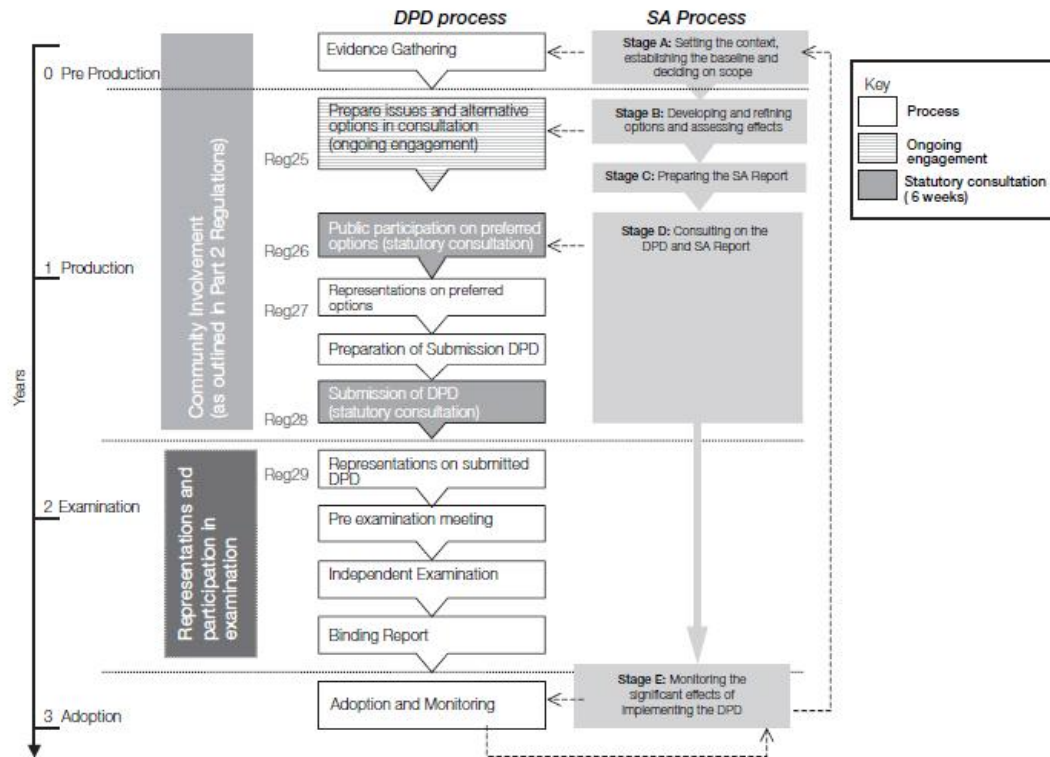
Requirements of the Directive	Where it is covered in Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. (The information to be given is (Art. 5 and Annex 1);	SA Report Section 3 SA of Options Report
a) An outline of the contents, main objectives of the plan and programme and relationship with other relevant plans and programmes;	Sections 4, 5 and 15
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Sections 7 and 8
c) The environmental characteristics of areas likely to be significantly affected;	Section 16
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Sections 8, 9, 10 and 11
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Sections 6, 7, 8, 9, 10, 11 and 12
f) The likely significant effects on the environment, including issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should be secondary, cumulative, synergistic, short, medium and long term permanent,	Sections 13, 14, 17, 18, 19 and 20

temporary, positive and negative effects).	
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 21
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information;	Sections 2, 3 and 18
i) A description of measures envisaged concerning monitoring in accordance with Article 10;	Section 23
j) A non-technical summary of the information provided under the above headings;	Separate document
The report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication on the assessment (Art. 5.2);	SA Report
Consultation <ul style="list-style-type: none"> • authorities with environmental responsibilities, when deciding on the scope and level of the information to be included in the environmental report (Art 5.4); 	Section 24
<ul style="list-style-type: none"> • authorities with environmental responsibility and the public shall be given an early and effective opportunity within an appropriate time frame to express their opinion on the draft plan or programme and the accompanying environmental report before adoption of the plan or programme (Art. 6.1, 6.2); 	Section 24
<ul style="list-style-type: none"> • other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7); 	N/A
Taking the environmental and the results of the consultation into account in decision-making (Art. 8);	Section 3 (3.5)
Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed: <ul style="list-style-type: none"> • the plan or programme as adopted; • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Art. 5, the opinions expressed pursuant to Article 6 and the results of the consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reason for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Art. 9 and 10); 	
Monitoring the significant environmental effects of the plan's or programme's implementation (Art. 10);	Section 23
Quality assurance: environmental report should be of a sufficient standard to meet requirements of the SEA Directive (Art. 12).	Section 23

3.0 Sustainability Appraisal process

- 3.1 The Sustainability Appraisal of the Core Strategy Publication Document has been carried out in-house. The appraisal process draws from the expertise of different sections of the Council as well as Members of the Council. The statutory consultation bodies and other local organisations were also consulted at relevant stages of the process. Section 24 covers in detail the consultation plan for the preparation of the SA Report.
- 3.2 It was decided at the outset that a corporate approach would be taken to prepare the Core Strategy and its supporting SA. This was done as follows:
- A workshop of the Business Managers was carried out to discuss and agree on the Issues to be addressed in the Core Strategy. A similar workshop was carried out with Councillors of the Council. The Issues were also a subject of public consultation. Comments received during this consultation exercise and how the Council dealt with it can be found on the Council's website (www.woking.gov.uk);
 - A review of plans and programmes was collectively done by the Planning Policy Team;
 - The appraisal of options was led by the Corporate Policy Section of the Council to provide a high degree of objectivity in the appraisal process;
 - The appraisal of the specific policies and proposals of the Core Strategy was led by the Planning Policy Team, but scrutinised by the Corporate Policy Team;
 - An independent consultant was commissioned to assess whether the appraisal met the requirements of the SEA Directive and other national and regional requirements.
- 3.3 The Government have published guidance for the preparation of SAs. This document, 'Sustainability Appraisal of Regional Spatial Strategies and Local Plan Documents' was published in November 2005. It sets out five key stages for the preparation of sustainability appraisals for Development Plan Documents. These are:
- setting the context and objectives, establishing the baseline and deciding on the scope
 - developing and refining options and assessing effects;
 - preparing the sustainability appraisal;
 - consulting on Draft Development Plan Document and Sustainability Appraisal;
 - monitoring the significant effects of implementing the Development Plan.
- 3.4 It is important that the SA process is well integrated into the Core Strategy process, with in-built flexibility for feed back. The relationship between the two processes is depicted in Figure 4 below.

Figure 4 – The DPD preparation process



Source: Sustainability Appraisal of Regional Spatial Strategies and Local Plan Documents (November 2005)

Each of the key stages comprise of number of tasks. Figure 5 below sets out the various tasks involved at each key stage of the process.

Figure 5 – Incorporating SA within the DPD process	
DPD Stage 1: Pre-production – Evidence Gathering	
SA stages and tasks	
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
<ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainability objectives. • A2: Collecting baseline information. • A3: Identifying sustainability issues and problems. • A4: Developing the SA framework. • A5: Consulting on the scope of the SA. 	
DPD Stage 2: Production	
SA stages and tasks	
Stage B: Developing and refining options and assessing effects	
<ul style="list-style-type: none"> • B1: Testing the DPD objectives against the SA framework. • B2: Developing the DPD options. • B3: Predicting the effects the DPD. • B4: Evaluating the effects of the DPD. • B5: Considering ways of mitigating adverse effects and maximising beneficial effects. • B6: Proposing measures to monitor the significant effects of implementing the DPDs. 	
Stage C: Preparing the Sustainability Appraisal Report	
<ul style="list-style-type: none"> • C1: Preparing the SA Report. 	
Stage D: Consulting on the preferred options of the DPD and SA Report	
<ul style="list-style-type: none"> • D1: Public participation on the preferred options of the DPD and the SA Report. • D2(i): Appraising significant changes. 	
DPD Stage 3: Examination	
SA stages and tasks	
<ul style="list-style-type: none"> • D2(ii): Appraising significant changes resulting from representations. 	
DPD Stage 4: Adoption and monitoring	
SA stages and tasks	
<ul style="list-style-type: none"> • D3: Making decisions and providing information. 	
Stage E: Monitoring the significant effects of implementing the DPD	
<ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects. 	

Source: Sustainability Appraisal of Regional Spatial Strategies and Local Plan Documents (November 2005)

3.5 **Scoping Report** - The Council published its Scoping Report in July 2009. Full details are on the Council's website. The Scoping Report forms the first stage of the SA process. Its content provides the foundation blocks for the preparation of the SA Report. The designated consultation bodies and other key stakeholders were consulted on a Draft Scoping Report. Their comments have been fully taken into account. The SA Framework used for the SA is also

set out in the Scoping Report. However, this has been amended to take account of comments received and other relevant criteria such as conformity with national planning policy. Full details of comments received and how they have been taken on board can be obtained from the Planning Policy Team of the Council and are also on the Council's website. A summary of the key comments received are set out below:

- Flooding and Strategic Flood Risk Assessment should be acknowledged.
- There should be effective monitoring.
- Emphasis to be placed on climate change.
- Establish an indicator to measure energy consumption in buildings.
- Improve orbital links.
- Housing option should take into account affordability, changing demographic profile and locations that are not car dependent.
- A number of decision aiding questions were suggested.
- A number of reference documents were suggested.
- Need to provide adequate infrastructure.
- A number of targets were suggested.
- Concern about possible use of employment land for housing.
- Council should undertake landscape and character assessments.
- A number of objectives were suggested to be included.
- Take account of national policy such as PPS25.
- Need for water efficiency targets

3.6 The Scoping report is generally about gathering evidence to inform the sustainability appraisal process and it addresses the key tasks set out in Stage I of the SA process as established in Figure 5. To meet the requirements of the SEA Directive this stage should address the following key tasks. These are covered in detail in the Scoping Report.

- Identification of other relevant policies, plans, programmes and sustainability objectives that have a bearing on Development Plan Documents. As an example, the SEA Directive require environmental protection objectives established at an international level to be taken into account in the SA;
- Collection of baseline data of issues that the DPD has to address and their underlying trends. This provides a useful basis for the prediction and monitoring of effects of the DPD;
- Identification of sustainability issues and indicators. This provides opportunity for the key sustainability issues for the DPD to be defined. It is helpful if this is linked to the baseline data;
- Developing the SA Framework. This allows consistency in the description of sustainability effects of the policies and proposals, which is a key requirement of the SEA Directive; and
- Consulting on the scope of the SA. Public consultation is a key and integral part of the process. The Act requires various specific bodies to be consulted. They include Natural England, the Environment Agency and English Nature. These bodies were consulted on a draft Scoping Report and at each substantive stage of the process.

4.0 Context for the Sustainability Appraisal

4.1 European Directive and National Planning Policy

4.1.1 The European Union Directive 2001/42/EC (SEA Directive) requires an assessment of the effects of certain plans and programmes on the environment. The key purpose of the European Directive is to provide adequate protection for the environment and to ensure the integration of environmental considerations into the preparation of plans and programmes. Strategic Environmental Assessment of plans and programmes is a key principle of the UK planning system. There are other European Directives, which apply to UK planning practice. For example in 1992, European Union governments adopted the Habitats Directive to protect the most seriously threatened habitats and species across Europe. This Directive complements the Birds Directive of 1979. At the heart of these Directives is the creation of a network of sites called Natura 2000. The Birds Directive requires the establishment of Special Protection Areas (SPAs) for birds. Furthermore, the Habitats Directive requires Special Areas of Conservation (SACs) to be designated for other species and habitats of European significance. Woking Borough has both of these sites designated within its borders. A separate Habitats Regulations Assessment screening has been carried out to assess the impacts of the Core Strategy on these sites. Details of the assessment are on the Council's website and hard copies can be obtained on request.

4.1.2 At the heart of national planning policy is the objective of achieving sustainable development. It is now a statutory requirement to carry out sustainability appraisal of Development Plan Documents. Planning Policy Statement 12 is clear to emphasise that a sustainability appraisal should be an appraisal of the economic, social and environmental sustainability of the plan. The requirements of PPS12 therefore go beyond the environmental requirements of the EU Directive. PPS12 provides guidance on the preparation of sustainability appraisals by stating that 'Sustainability appraisal incorporates fully the requirements of the European Directive on Strategic Environmental Assessment. Provided the sustainability appraisal is carried out following the guidance in the A Practical Guide to the Strategic Environmental Assessment Directive and the Plan-Making Manual there will be no need to carry out a separate SEA'. Woking Borough Council is satisfied that this guidance has been followed and there will be no need for a separate Strategic Environmental Assessment.

4.2 Sustainable Community Strategy for Woking Borough

4.3.1 The Sustainable Community Strategy sets out six key aims, which define its vision for the Borough. These are:

- A strong community spirit with a clear sense of belonging and responsibility;
- A clean, healthy and safe environment;
- A transport system that is linked and accessible, recognising Woking's potential as a transport hub;
- Access to decent affordable housing for local people and key workers;
- A community which values personal health and well-being; and
- Providing opportunities and encourage people to participate in learning throughout their lives so they progress and reach their full potential.

4.2.2 The Core Strategy seeks to provide a framework for delivering these aims and the sustainability appraisal will be a significant contributory factor to influence sustainable development of the Borough.

5.0 Identification and review of other relevant policies, plans and programmes that have a bearing on the Core Strategy

5.1 Appendix 1 comprises a review of relevant policies, plans and programmes that have a bearing on the Core Strategy. Planning Policy Statement 12 sets out the tests of soundness for judging the soundness of Development Plan Documents. One of the tests is that the Core Strategy should be in general conformity with strategic guidance provided by international, national and regional policies, targets, objectives and strategies. Furthermore, it advises that the Core Strategy should set a clear framework for delivering the aspirations of the local community as set out in Sustainable Community Strategies. The review of these relevant plans, strategies, objectives and programmes and their implications for the SA and the Core Strategy are therefore of critical importance. For example, the review has assisted in identifying objectives and targets that the Core Strategy should aim to meet. It has also helped to inform the vision for the Core Strategy and the sustainability issues to be considered in the SA. Furthermore, it has helped in defining the baseline data for the SA and the SA Framework that is used for appraising the policies and proposals.

5.2 The following **key messages** are drawn from the review:

- There are international and national requirements to reduce greenhouse gases and protect important habitats and species, which the Core Strategy should take account of;
- There are international and national requirements to manage water, waste and energy efficiently. There is also the need to minimise pollution generally.
- Need to ensure adequate provision of housing and jobs and the necessary infrastructure to support it. Affordable housing is a particular priority to consider;
- Need to ensure the protection and provision of open spaces for recreation and improved wellbeing;
- Need to provide shopping, leisure and community facilities and sustainable modes of transport such as public transport, walking and cycling;
- Need to protect the built and natural heritage of the area;
- Need to maximise efficient use of resources, including land.
- Need to explore opportunities for development of renewable energy;
- Need to ensure good design that respects and enhances the character of the area.

6.0 Baseline Data

6.1 A key starting point for the SA process is a good understanding of the current state of the environment. Appendix 2 includes full details of baseline data of the key sustainability issues for the SA. This is helpful information when assessing and predicting the impacts of options and identifying issues which the Sustainability Appraisal should consider. Each Appraisal proforma includes a summary of the baseline data to inform the decision making process. The SEA Directive requires the following to be taken into account when establishing this information – biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between them. These are covered under various headings in the list. A summary of the key baseline information includes:

- housing delivery between 2005/06 – 2008/09 exceeded the South East Plan requirement for the same period;
- affordable housing target has not been met but developer contributions continue to be received towards off-site provision;
- number of people on housing register continue to rise;
- provision is required to be made for Gypsies;
- Surrey is one of the most expensive areas to live in the United Kingdom (UK);
- Woking Borough is relatively a healthy place to live;
- 198 dwellings to be alleviated from flood risk by 2013 through the Hoe Valley project. This schemes will also free up land for the provision of housing and community facilities;
- Number of burglaries continues to reduce. However, night time safety continues to be an issue amongst residents;
- Target for development on previously developed land has been met and exceeded;
- No Air Quality Management Areas have been designated in the Borough;
- Some important habitats continue to recover;
- Majority of people are satisfied with cultural and recreational facilities, but there is scope for improvement;
- Water consumption in Woking is very high;
- The number of economically active population has declined slowly in recent years. The number of economically active population has consistently exceeded available jobs;
- 58.9% of people in the Borough travel to work by car; and
- The Borough has a number of environmental designated sites such as the SPA and SAC that are of European significance and need protection.

6.2 In additions to the above, the Council has carried out the following studies to provide robust evidence to support the Core Strategy and the SA. For example, the Strategic Flood Risk Assessment has been used to inform the suitability of land in the Strategic Housing Land Availability Assessment for residential development.

- Biodiversity & Planning in Surrey, November 2010 (Surrey Wildlife Trust and Surrey Biodiversity Partnership)
- Character Study (October 2010)
- Climate Change Study (June 2010)
- Draft Infrastructure Delivery Plan (July 2011)
- Economic Viability Assessment (July 2010)
- Employment Land Review – Employment Position Paper (2010)
- Employment Land Review – Market Appraisal (April 2010)
- Gypsies and Traveller Accommodation Assessment (April 2007)
- Habitats Regulation Assessment (June 2011)
- Housing Land Supply Position Statement (2010 and 2011)

- Housing Topic Paper (2010)
 - Infrastructure Requirements Study (2006)
 - Open Spaces, Sports and Recreation Facilities Audit (2008)
 - Population Paper (2010)
 - Social and Community Facilities Audit (July 2011)
 - Social and Community Infrastructure Requirements Study (2006)
 - Strategic Flood Risk Assessment (July 2009)
 - Strategic Housing Land Availability Assessment (2009, 2010, 2011)
 - Strategic Housing Market Assessment (2009)
 - Surrey Hotel Futures (September 2004)
 - Surrey Infrastructure Capacity Study (2009)
 - Sustainability Appraisal Report (June 2010 and July 2011)
 - Thames Basin Heaths Special Protection Area Avoidance Strategy (2010 – 2015)
 - The Surrey Transport Plan (Local Transport Plan Third Edition – LTP3 – 2011)
 - Town, District and Local Centres Study (September 2009)
 - Transport and Accessibility Topic Paper (2011)
 - Transport Assessment (June 2010)
 - Woking and Surrey Sustainable Community Strategy (2006 and 2010)
- 6.3 The SEA Directive also requires the following related topics to be covered when establishing the baseline data:
- A brief description of how the Borough will look without the intervention of the Core Strategy;
 - The characteristics of areas that are most likely to be affected by the Core Strategy.

These are covered in Sections 7 and 16 respectively.

7.0 Brief description of how the Borough will look without the intervention of the Core Strategy

7.1 This section provides a brief scenario of what the Borough will look like by 2027 without the implementation of the Core Strategy. There is no scientific basis to this predicted scenario, it rather looks at past trends and assumes they will continue in a similar manner. The assessment is grouped under socio, economic and environmental implications. Overall, without the Core Strategy, development in the Borough will have to be judged against out-of-date policies and proposals. This could lead to unplanned and unmanaged forms of development across the borough. It is unlikely that the future needs of the Borough will be met in a sustainable manner.

7.1.1 **Socio and economic implications without the Core Strategy** – There is presently an unmet need for affordable housing. There is equally significant demand for general market housing, housing for the elderly and provision to meet the identified needs of Gypsies and Travellers. Without the Core Strategy making provision for sufficient and suitable sites to deliver these types of housing, there is the likelihood for the housing register to continue to rise with more incidents of homelessness. House prices could rise further and exacerbate the more than average house prices in the area due to excessive demand, which will be unmatched by supply. First time buyers, in particular, the young will be priced out of the housing market. This situation could put off people who wish to look for jobs in the area due to high cost of living. Furthermore, there will not be any policy basis to introduce new standards for sustainable construction of buildings. This will have adverse consequences on climate change.

7.1.2 Demand for jobs is predicted to rise. Without adequate supply of employment land businesses will find the area an unattractive location to establish. This could also have implications on the unemployment rate in the area. There are potential consequential impacts such as a decline in the skill base of the area due to a brain drain to other nearby authorities.

7.1.3 Woking is surrounded by a number of other prosperous local authorities such as Guildford and Kingston with relatively attractive and buoyant shopping centres. If Woking were to stand still without the proposed growth in the Draft Core Strategy, it will not be able to compete with these other areas, in particular with their retail offer and attractive business environment. Consequently, the economic base of the area will decline in relative terms.

7.1.4 Population will continue to outgrow the necessary infrastructure to support it. The consequential lack of access to key services and facilities could lead to social exclusion. Many of the underlying causes of deprivation in some areas of the Borough will continue to exist. Consequently, the wellbeing of some of the people living in these areas will decline.

7.2 Environmental Implications without the Core Strategy –

7.2.1 The environmental implications will be mixed. Traffic and car use is projected to increase due to natural population growth. The rate of growth might not be as fast as when the Core Strategy is implemented. However, there will be an associated increase in air pollution. This could undermine the Council's effort to reduce its ecological footprint. Buildings may be built without the necessary high environmental quality standards in their construction and design because there will be no policy basis to enforce the introduction of such standards. On the other hand, there could be a reduced rate of impacts on important designated sites because there will be less people to use them and less

development traffic. Less land will be needed for development, in particular, any Green Belt land that will be required to meet development needs.

8.0 Current State of the Borough - Spatial Portrait

8.1 The SEA Directive requires a statement of the current state of the environment. This requirement is sufficiently covered. However, because the report is a Sustainability Appraisal Report instead of a Strategic Environmental Appraisal, a portrait of the socio-economic situation of the Borough is also provided.

8.2 This portrait includes the key characteristics of the Borough.

Geography

The Borough of Woking is located in North West Surrey, about 25 miles (40 km) from London. It has a population of around 92,200 (in 2008) and is 6,400 ha in area. Woking is the main town. The vast majority of the population live in the main built up part of the Borough, which extends from Byfleet in the east, across the M25 to West Byfleet, Sheerwater, Woking itself, Horsell, Goldsworth Park, St. Johns and Knaphill in the west, and to Kingfield and Old Woking in the south. A few small villages, of which the largest are Brookwood and Mayford, lie just outside the main built up area.

Outside this main urban area the remaining 60% of the Borough is Green Belt. This area contains extensive heathland, of which the most significant areas, Horsell Common, Sheets Heath and Brookwood Heath, are designated as part of the Thames Basin Heaths Special Protection Area. Six other heaths, Smarts Heath and Prey Heath, the Basingstoke Canal, Ash to Brookwood Heaths, Colony Bog and Bagshot Heaths, Horsell Common and Whitmoor Common are designated as Sites of Special Scientific Interest. Relatively little of the Green Belt land is in active agricultural use. The main uses of open land are public open space, semi natural and playing pitches, golf courses, commercial nurseries and horse grazing, with some limited livestock and arable farming. There is also a significant amount of low density residential development, and some industrial buildings in the Green Belt.

The Borough lies on the north bank of the river Wey, with water meadows and relatively flat fertile land by the river, and gently undulating sandy ground to the north and west, rising to a height of about 55m. The water meadows and sandy escarpments are attractive local features. However the land alongside the Wey and Hoe Stream is liable to flood. The most recent serious flood event occurred in 2000. Currently over 3,500 properties in the Borough are located within areas liable to flood. The Council have recently approved a Hoe Valley Scheme, which when implemented will take out about 200 dwellings from the flood plain and free up land for the development of about 150 new homes. It will also alleviate flooding of gardens of about 150 homes.

Historic Development

The development of Woking as a major town only started with the coming of the railway in 1838. Until that time the area now occupied by Woking Town Centre was open heathland. The Wey Navigation, completed in 1653, and the Basingstoke Canal, completed in 1794, both crossed the Borough, but had not brought any major new development. However, the history of human settlement in what is now Woking Borough goes back many centuries before that. Woking is mentioned in the Domesday Book. It was a village on the River Wey, some two miles to the south of the current town centre. In Tudor times it was the location for one of Henry VIII's royal palaces, remains of which can still be seen today. This village is now known as Old Woking. Elsewhere in this rural landscape there were also villages at Byfleet, Horsell and Pyrford.

The opening of the London to Southampton Railway in 1838 brought no immediate change, although a station was opened on the heath to act as a railhead for Guildford and Chertsey. Fourteen years later, in 1852, the majority of Woking Heath was bought by the London Necropolis and National Mausoleum Company. The prime purpose of the company was to develop a large cemetery to cater for London's dead. This was established at Brookwood. However, the great majority of the land acquired was not required for the cemetery, and the company sold much of it for construction of the town now known as Woking, centred on Woking railway station.

Over the following 150 years Woking has developed into the large modern town we see today. Housing development, originally intended for wealthy London commuters, was built in areas such as The Hockering, Hook Heath, Pyrford and West Byfleet. This includes work by Sir Edwin Lutyens and other prominent architects. Woking Town Centre grew into a Victorian commercial centre, with public buildings, shops and workers' housing. Institutions developed on the poor sandy heathland soil including Inkermann Barracks and the Surrey County Asylum at Brookwood, later known as Brookwood Hospital. Large areas were used for horticulture to serve the London and local markets. Woking gained its status as a separate Urban District in 1894.

Throughout the 20th century more housing was built. In the 1950's Sheerwater was developed as a London County Council housing and industrial estate, and many families relocated there from London. In the 1970's and 80's Goldsworth Park was developed, as a major new community of around 5,000 homes. The population of Woking Borough has grown from under 5,000 in 1851 to 19,000 in 1901, 47,000 in 1951 and over 92,000 today.

The Woking area is often thought of as part of "commuter-land", and certainly there are a significant number of people who work in the City and live in Woking. However, Woking has also had a significant economy in its own right for many years. Major industrial estates have existed in Byfleet and Sheerwater for more than 50 years, and over the last 40 years Woking Town Centre has become a major employment centre, with substantial office and retail development. Today Woking has nearly as many people commuting into the Borough to work as those who commute out.

Redevelopment in Woking Town Centre over the last forty years has resulted in the demolition of much of the original Victorian town centre. Christ Church is the only listed building of historic interest. Elsewhere in the Borough the original villages still contain medieval churches and some historic buildings. The Shah Jehan Mosque, a listed building, was the first Mosque to be built in Britain. Sutton Place, in the south of the Borough, is one of the most important Tudor buildings in Surrey. There are also some high quality large houses from the late nineteenth and early twentieth century. However buildings in Woking date very largely from the 20th century, and increasingly the 21st.

One of the main legacies of Woking as a Heathland and Horticultural area is the extensive tree cover. This includes some important specimen trees as well as creating a generally sylvan appearance in many parts of the urban area.

The historical analysis provides a good appreciation of the heritage that is worth protecting.

Characteristics of the Population

The population of Woking in 2008 was 92,200. The 2001 Census showed Woking had a very slightly younger population than England as a whole, with 20.6% under 16, compared with 20.2% nationally, and 14.6% over 65 compared with 15.9% nationally. These are relatively small differences, and in general Woking is close to the national average. In common with the nation as a whole the forecast is for the

proportion of older people to rise in the future. There is some spatial variation in the age profile. The youngest populations are found in the Goldsworth Park and Maybury & Sheerwater areas.

The proportion of residents from black or minority ethnic background is about 8.7%. This is the highest proportion in Surrey, but slightly below the average for England as a whole of 9.1%. This population, largely Asian and Asian British mainly lives in Maybury and Sheerwater, where over 30% of the population is from a BME group.

Woking has relatively low levels of deprivation. It is within the top 10% of local authority areas in the country for low levels of deprivation. However, high levels of affluence in the Borough mask pockets of relative and absolute deprivation with the Dartmouth Avenue and Devonshire Avenue area of Sheerwater being identified as within the 14% most deprived areas nationally and the most deprived areas in Surrey.

Housing

In 2007 around 80% of the housing stock in Woking consisted of houses, and only about 19.7% were flats and maisonettes. The single largest component was detached houses, which made up almost 29% of homes. This was well above the average for England of 23%. The proportion of flats was around the average for England of 19%. However, more than half of all flats were in and around Woking Town Centre. In the remainder of the Borough almost 90% of accommodation was made up of houses.

In 2001, 77% of homes were owner occupied, compared with 69% in England as a whole. All parts of the Borough are dominated by owner occupied housing. Even those areas where many homes were originally built as local authority housing now have a majority of owner occupied properties, reflecting the impact of Council house sales. The lowest proportion of owner occupied housing is in Maybury and Sheerwater at 57%.

Information from the Land Registry shows that average house prices in the borough at the end of 2010 were £345,674 which is consistently higher than the average of £274,326 for the South East and £232,628 nationally. House prices have fallen in recent months following the economic downturn and during the fourth quarter of 2009 house prices in Woking fell to an average of £301,082. Although house prices have fallen this does not indicate that housing is more affordable as the difficulty in accessing mortgage finance coupled with the requirement for larger deposit and long term affordability pressures has led to an inability for many potential buyers to purchase properties. The average earnings in the borough during 2008 were £24,570, this equates to a house price to earnings ratio of 13.6. The need for housing for those who cannot afford to obtain housing on the open market is considerable. The Strategic Housing Market Assessment shows that there is an unmet need for an additional 499 new affordable homes per annum. The majority of the unmet need is for family housing.

The Economy

Woking's economy is generally buoyant, and made up predominantly of service sectors. Unemployment is 2.5%, compared to the average for the UK of 4.2% (March 2010). Economic activity rates in 2001 were 73.2%, one of the highest rates in Surrey, and well above the figure for England as a whole of 66.9%.

There were around 45,700 employees in Woking in 2008. The number of jobs in the Borough had been increasing steadily, but has levelled off since 1999, in common with much of the South East. The largest sector of Woking's economy is Financial

and Business Services (37.6%). This is higher than the national average of 22%. This includes considerable representation from the IT and telecoms sectors as well as financial services.

The representation of other sectors tends to be at or below the national average. The manufacturing sector, public administration, education and health sectors are particularly under-represented. In the case of manufacturing this reflects the position in much of the South East. As far as public administration, education and health is concerned this is due to the fact that Woking has no University Education facility or major hospital within the Borough.

The biggest concentration of jobs is in Woking Town Centre, principally in retail and office jobs. The other main employment centres are in the business parks and industrial estates in Sheerwater and Byfleet. Unlike some other parts of Surrey there are relatively few large modern out of town business parks and Woking Town Centre remains the single most important employment location. Vacancy rates for employment floorspace in Woking in 2010 according to ELR data are around 20%.

Woking's major hotel, the Holiday Inn is located in Woking Town Centre. There are also several smaller budget hotels. All these hotels cater mainly for business visitors. The main conference and meeting venue, HG Wells conference and events centre, is also in Woking Town Centre.

Woking's economy has a strong representation of growth sectors. The total number of employees in 2008 (Nomis 2009) was 45,700.

Retailing

Retailing is dominated by Woking Town Centre. Woking has over 80,000 sq.m of retail floorspace, making it the second largest shopping centre in Surrey after Guildford. It has two covered shopping centres, The Peacocks and Wolsey Place, which provide the majority of the floorspace. The second largest shopping centre in the Borough, West Byfleet, has around 15,000 sq m of floorspace. Woking Town Centre provides for the majority of shopping needs in the Borough, although local residents do shop further afield, particularly in Guildford.

Out of town retail parks are relatively limited in Woking. There are small retail parks at Byfleet and Oriental Road Woking, and a larger retail park just outside the Borough at Brooklands.

Superstores at West Byfleet, Goldsworth Park and Knaphill provide for local convenience shopping. Knaphill and West Byfleet also have a range of other shops. The remaining local centres, including Byfleet, Horsell, Kingfield, St. Johns and Sheerwater, provide for basic local needs. Vacancy rates in all the centres are low.

Leisure and Community Facilities

Woking is generally well provided for open space. There is very good access to large areas of semi-natural green space from all parts of the Borough, with around 500 ha of heath, woodland and canal and river banks with public access. Nowhere in Woking is more than 2 km from a large accessible green space of over 20ha.

Provision of playing pitches and children's play areas are generally adequate, although there are some local shortages which need to be addressed. There are 11 golf courses, mostly members only, but also including pay and play courses. Golf courses are one of the main occupiers of land in Woking's Green Belt.

Woking Town Centre has one of the largest and most successful theatres in the south east region, the New Victoria Theatre. This is part of the Ambassadors

complex which also hosts a smaller theatre and a multi-screen cinema. A new exhibition space, the Light Box, has recently been completed in the town centre. The evening economy in Woking Town Centre has grown in recent years, but still provides for a mainly local catchment.

Woking Leisure Centre and Pool in the Park are within walking distance from Woking Town Centre and provide for indoor sports and swimming. There are a range of public and community halls serving most local areas, and some joint use arrangements to enable public use of school sports facilities.

Generally public satisfaction with leisure and community facilities is high at around 80%, and there are no major gaps in public provision. However it is difficult for community and faith organisations to find sites for larger premises. Some local organisations have outgrown their existing facilities and are actively looking to relocate. The price of land in the urban area makes this difficult to achieve.

Transport

Woking has the second busiest railway station in Surrey, after Guildford, and has excellent connections to London Waterloo in particular. The proposed Airtrack rail link would provide Woking Town Centre with good rail access to Heathrow too. Other stations serve the local areas at Byfleet & New Haw, West Byfleet, Brookwood and Worplesdon. The bus network is focussed on Woking Town Centre, but, with the exception of route 91 (Knaphill to Woking) which provides a very frequent service, buses tend to run at 30 minute intervals with limited evening and weekend services.

Public transport accessibility to Woking Town Centre based services is generally satisfactory. This includes shops, a good range of employment opportunities, council offices, a major library and Woking Community Hospital. However, accessibility to key facilities such as St Peters Hospital and Further and Higher Education Colleges is less good, and some parts of the Borough are beyond the Government's guideline travel time by public transport to these facilities.

The M25 passes through the Borough but there is no junction. The nearest junctions (10 and 11) are both more than 4 miles from Woking Town Centre and more than 3 miles from the nearest major employment area at Byfleet. There is peak hour traffic congestion, particularly in Woking Town Centre and in the Monument Road area.

Woking Town Centre is well served by car parks. There are around 9,000 non-residential parking spaces, around 5,000 of which are public pay car parks, the rest are private business spaces. Currently all day parking in Woking Town Centre costs £8.00, and short stay parking £2.20 for two hours. These rates are broadly comparable to other similar town centres in the area. Small car parks serve the local centres and employment areas. These are generally free of charge apart from in West Byfleet where a modest charge is made.

Car ownership in Woking is very high. Only 15% of households do not have a car, compared with 27% nationally. Only one area of Woking had above the national average of households without a car, Maybury and Sheerwater, at 28%. In total there are 1.4 cars for every household in Woking, compared with 1.1 nationally. Not surprisingly the private car is the dominant means of transport in Woking. In 2001, almost 70% of people working in Woking drove to work. Forecasts from the Guildford and Woking Integrated Transport Study are that morning peak hour traffic could increase by 15% over the next ten years if no investment in alternative modes of transport, or work on other measures such as travel plans, is carried out. This would worsen congestion in Woking Town Centre and Monument Road.

9.0 Summary of basic characteristics at a glance

These are summarised from the spatial portrait and other sources.

- Population 92,200 in 2008 (Office for National Statistics)
- Area 6,400 hectares
- Open land 3,840 hectares (60%) Green Belt.
- Population density 14.4 people per hectare
- Population forecast 94,488 by 2026
- Deprivation Top 10 of local authority areas in the country for low level of deprivation. Small pockets of relative deprivation exist in Dartmouth Avenue, Sheerwater, Maybury and Lakeview, Goldsworth Park
- Number of homes 38,500 (2009, Woking Borough Council)
- Household size 2.41 people per household (2001 Census) which is set to decrease to 2.11 by 2026 (County Council projections).
- Average house price Average house prices in the Borough at the end of 2010 was £345,674.
- Housing requirement Additional 292 dwellings per year.
- Total number of jobs Total number of employees – 45,822 in 2007 (Nomis 2009).
- In employment Economically active population – 47,700, a rate of 81.7% (Office for National Statistics).
- Total unemployment Unemployment rate of 3.7%.
- Average income £36,342 (Woking Borough Council 2007)
- Industry 4,618 businesses in Woking. Banking and finance sector has the highest proportion of firms.
- Education and skills 66% of pupils achieved five or more GCSEs at grade A* - C in 2006/07 (local knowledge 2008).
- Travel to work Around 5,250 more people commute out of Woking to work than into the Borough for work (2001 Census).
- Floorspace 760,000sq.m commercial and industrial floorspace (Communities and Local Government 2008) Average vacancy rate is approximately 20%.
- Historic environment 25 Conservation Areas, four Grade 1, ten Grade 11* and 165 Grade 11 statutory Listed Buildings. 330 Locally Listed Buildings, five Scheduled Ancient Monuments, three Historic Gardens.
- Natural environment 190 hectares of land is Thames Basin Heaths Special Protection Area, 26 hectares of land designated Special Area of Conservation (SAC). Six sites of Special Scientific Interest (SSSI), two Local Nature Reserves and 41 Sites of Nature Conservation Importance. There are four waterways in Woking River Bourne, River Wey, Hoe Stream, Basingstoke Canal.

10.0 Summary of the Key challenges facing the Borough until 2027 and their key sustainability issues

10.1 The Core Strategy deals with the broad category of issues and challenges set out below. These issues have been generally supported by the general public through an Issues and Options consultation to form the basis of the Core Strategy.

- Housing;
- Green Infrastructure and the environment;
- Economy;
- Climate Change;
- Buildings and public spaces;
- Infrastructure and services;
- Transport and accessibility.

10.2 Addressing these issues raises a number of key sustainability issues, which the Core Strategy has to consider. The identification of these issues is informed by:

- Issues and Options document;
- Review of plans and programmes;
- Review of baseline information;
- Consultation responses; and
- Evidence based studies of the Council.

10.3 The key sustainability issues are structured in the same order as the broad category of issues for the Core Strategy, except where they are either grouped together or covered elsewhere.

Housing

Woking Borough Council seeks to make provision for 4964 net additional dwellings between 2010 and 2027. This equates to 292 dwellings per year. The key sustainability issues will be consideration of where this housing will be located and the likely impacts that development will have on sensitive areas of the Borough. It is considered that the areas of landscape and biodiversity importance such as the Green Belt, Thames Basin Heaths Special Protection Area (SPA), the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC) and areas liable to flood risk are particularly sensitive in this respect.

The relationship between the delivery of the housing requirement and the need to travel, particularly by car, and the ability to deliver sufficient housing on previously developed land will also be major sustainability issues to consider. The relationship between housing and the wellbeing of residents is another sustainability issue.

It is likely that the environmental constraints and objectives will require the concentration of development at the key centres and in high density. The impacts of this on the character of the locality, and traffic congestion will need to be considered. The suitability of family housing in town or smaller centres is a challenge. Delivering sufficient affordable housing, extra care homes, timely infrastructure and more sustainable construction and design are further sustainability issues for consideration.

The Environment, Open Spaces and Biodiversity

Woking comprises an urban core that is surrounded by the Green Belt. The environment of Woking Borough is biodiversity rich and contains habitats and species of varied nature and importance. There are many small but significant green spaces that are surrounded by urban development, most notably the Basingstoke

Canal which provides a green corridor through the middle of the urban area. Larger habitats exist in the open countryside. National planning policy guidance requires that the identification, protection and enhancement of important habitats and species remain a fundamental role of the planning system. The most sensitive habitats in the Borough are the Thames Basin Heaths Special Protection Area (SPA) and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC).

The SPA covers part of Horsell Common, Brookwood Heath and Sheets Heath. The SAC includes part of Brookwood cemetery. Together with the nearby Wealden Heaths SPA and Ashdown Forest SPA, the Thames Basin Heaths form part of a complex of heathlands in southern England that support important breeding bird populations. The SPA consists of tracts of heathland, scrub and woodland. This was once almost continuous but is now fragmented into separate blocks by roads, urban development and farmland. In recent years, the birds' population has fallen due to isolation, recreational disturbance and a reduction in the amount of foraging habitats available. There is an interim strategy to mitigate the impacts of development on the SPA, including access management and monitoring.

There are six designated SSSI areas – Smart Heath and Prey Heath, the Basingstoke Canal, Ash to Brookwood Heaths, Colony Bog and Bagshot Heaths, Horsell Common and Whitmoor Common. With the exception of the Basingstoke Canal these SSSIs form part of the SPA. Brookwood Heath is also designated as part of the SAC. The Basingstoke Canal SSSI is in general decline due to recreation and poor management. The part of Brookwood Heath nearest the cemetery and neighbouring Ash Heath SSSI are in unfavourable condition as is the case for the part of Horsell Common nearest A320 Chertsey Road.

A Habitats Regulation Assessment has been carried out to assess the impacts of the Core Strategy on these sensitive designations. This is the subject of a separate report, which is a supplement to this SA Report.

There are 41 Sites of Nature Conservation Importance (SNCIs). Most of them are reported to be stable, although poor management means that encroachment of woodland and invasive species such as Himalayan Balsam is common and some wetland sites are consequently experiencing a loss of pond habitat. The Council has commissioned Surrey Wildlife Trust to carry out a rolling programme of SNCI reviews to provide evidence to support environmental protections policies of the Core Strategy.

Key sustainability issues include consideration of the impact of development on important habitats either directly, through land take or fragmentation, or indirectly through traffic generated pollution and/or recreational needs. Creation of new habitats and the protection of existing ones are also fundamental issues for sustainability.

Economy

Woking is a very strong commercial centre with a good office market and excellent rail connections with London. The Employment Land Review estimates that by 2026, there will be demand for 28,000sq.m of office floorspace and 20,000sq.m of warehousing floorspace. The total number of employees in the Borough is 45,700 (2008). Economically active population is about 47,700, a rate of about 81.7% although this has declined slowly in recent years. Unemployment rate is about 3.7%, with 1.1% claiming Job Seekers allowance (2007). There are pockets of relative deprivation in Dartmouth Avenue, Sheerwater (within the 14 most deprived areas nationally) and Lakeview, Goldsworth Park (within 28% most deprived areas nationally). Average income is about £36,342. In 2007, there were 4,618 businesses in Woking. The banking, finance and insurance sectors have the highest proportion of firms. It employs about 35% of the total workforce. Average vacancy rates are

approximately 20%. The South East's Gross Value Added (GVA) per head is second only to London within England.

Reducing congestion is a key aim of the Local Transport Plan and this is considered very important to sustainable economic growth of the Borough. Key sustainability issues include assessment of the direct impacts of employment development on sensitive areas such as the Special Protection Areas, Special Areas of Conservation etc. The relationship between the delivery of employment land and the need to travel, particularly by car, and the ability to deliver sufficient employment land on previously developed land are key issues for consideration.

Climate Change

The Council's strategy to reduce emissions of greenhouse gases and improve the ability to adapt to climate change is set out in the 'Woking Climate Change Strategy'. An important role of the Local Development Documents and in particular, the Core Strategy, will be to translate the objectives of the strategy and other national and regional requirements into a spatial strategy and to identify criteria that can be used to maximise the benefits that can be achieved through sustainable construction and design in new development. Key issues for consideration will be reducing the need and distance travelled, how the layout and design of development will minimise the need for energy and maximise energy efficiency.

Security of water as an important resource is a key sustainability issue. There is currently sufficient water available to meet projected demand in the Borough until 2030. Whilst the Core Strategy goes up to 2027, balancing demand and supply in the long term will require the management of the competing pressures of economic growth, risk of pollution, climate change and environmental protection. Furthermore, the ability of future generations to enjoy good quality water in an efficient manner should not be compromised. A significant issue is the high per capita daily consumption of water in the Borough that should be managed.

Flooding is a significant issue. Planning to avoid development in flood zones is an issue to be addressed.

The Sustainable Communities Act 2007 encourages Local Authorities to introduce measures to address the wider perspective of climate change with issues such as reducing food miles and local waste management. The means by which the LDF can support this objective will be explored through the sustainability appraisal. Key sustainability issues include how the Core Strategy can address the causes and consequences of climate change.

Infrastructure and services

Other issues include the provision of necessary infrastructure to support the development. The definition of infrastructure is wide ranging and includes health, community and educational facilities as well as communication infrastructure to support modern businesses.

Transport and Accessibility

Woking Borough enjoys a high level of accessibility by road and rail, both within its administrative area and to other parts of the South East Region and beyond. The Core Strategy seeks to maximise the benefits of this good accessibility through a sustainable transport strategy that delivers housing, employment and services at high density, particularly in Woking Town Centre. There is no doubt that a timely provision of transport infrastructure is fundamental to securing sustainable communities. Generally, accessibility to key services and facilities are good. However, the south west, north and south east parts of the Borough have the worst accessibility to services. Car ownership is high in Woking Borough. Only about 15% of households do not have access to a car. It is fundamental to the delivery of the Core Strategy

that a high density approach to development be supported by improvements to pedestrian and cycle infrastructure. A key sustainability issue for consideration is access to key services and facilities on foot, cycle or by public transport. The Cycle Woking project has contributed significantly in addressing this particular issue.

The overall effects of these issues on the health and wellbeing of people in the community is also a key sustainability issue.

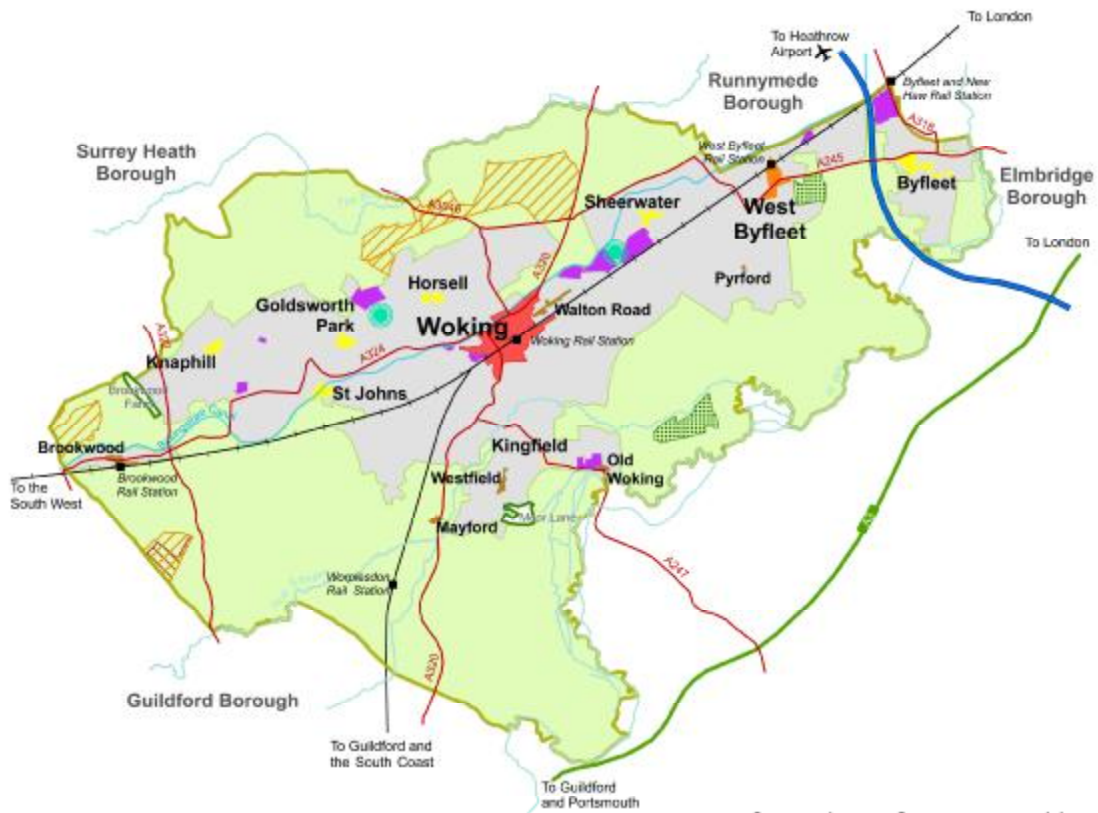
11.0 A summary of the key sustainability issues are highlighted below:

- how to provide sufficient housing to meet the needs of all sections of the community without significant adverse impacts on the environment;
- improving health and wellbeing of residents;
- how to create safer communities;
- opportunities for participation in the decision making process to encourage public involvement;
- how to sustain a vibrant economy and communities without compromising on the quality of the environment;
- how to make efficient use of resources, including previously developed land;
- how to improve the quality of the environment;
- how to conserve and enhance the biodiversity of the area and at the same time meet growth requirements;
- how to improve accessibility to key services, facilities and features;
- how to avoid and/or reduce adverse impacts on climate change;
- how to encourage local sourcing of resources;
- how to manage waste effectively
- how to improve the water environment, including its efficient use and quality;
- how to manage efficient use of energy and encourage the use of renewable energy;
- how to sustain and create a positive framework for economic growth;
- how to reduce pollution;
- how to improve use of public transport and tackle congestion; and
- how to involve the community in the decision making process to ensure that the Core Strategy is making a positive difference to their lives.

Map 1 is a key diagram showing the key characteristics and sensitive designations of the Borough.



Key Diagram of Woking Borough



Key

- | | |
|-----------------------|--|
| Borough Boundary | Major Developed Sites in the Green Belt |
| Urban Area | Safeguarded Sites |
| Town Centre | Railway |
| District Centre | Priority Places (Lakeview, Maybury and Sheerwater) |
| Local Centres | Green Belt |
| Neighbourhood Centres | Thames Basin Heaths Special Protection Areas |
| Employment Areas | Special Area of Conservation |

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12.0 Objectives of the Sustainability Appraisal

12.1 Based on the review of plans and programmes, baseline information, other evidence base carried out by the Council and various consultation responses, 20 key sustainability objectives are set out as follows:

- 1 to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner;
- 2 to improve the health and wellbeing of the community;
- 3 to reduce the risk of flooding;
- 4 to create and maintain safer and more secure communities;
- 5 to encourage opportunities for decision making and information for all;
- 6 to create and sustain vibrant communities;
- 7 to make best use of previously developed land and buildings;
- 8 to ensure that air quality continues to be improved;
- 9 to conserve and enhance biodiversity;
- 10 to protect/enhance the natural, archaeological, historical environment and cultural assets and landscape and enhance access to these assets for the enjoyment of the community;
- 11 to maintain agricultural soil quality;
- 12 to reduce the causes of climate change and prepare for its impact;
- 13 to reduce the impact of consumption of resources by using sustainably produced and local resources;
- 14 to reduce waste generation and disposal and achieve sustainable management of waste;
- 15 to maintain and improve the water quality and achieve sustainable water resources management;
- 16 to increase energy efficiency and energy generated from renewable sources;
- 17 to maintain high levels of employment, encourage high quality low impact development and education for all;
- 18 to provide a range of commercial development opportunities to meet the needs of the economy and support and enhance the economies of town and local centres;
- 19 to minimise the adverse impacts of emissions from transport; and
- 20 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.

The SA objectives have informed the SA Framework.

13.0 Sustainability Appraisal Framework (Developing the Framework)

13.1 A number of factors have influenced the specific elements of the SA Framework. These include:

- the review of relevant plans, programmes and strategies;
- the SEA Directive;
- the SA objectives;
- the key sustainability issues;
- the baseline information;
- consultation responses

13.2 The purpose of the SA Framework is to provide a consistent basis for describing, analysing and comparing the sustainability effects of the objectives, options and various policies and proposals of the Core Strategy. The SA Framework is objective led and hence includes a set of objectives to be achieved by the various elements of the Framework. The SA Framework has been through an extensive consultation exercise before it was finalised for this purpose. It was initially developed following a series of workshops attended by all Surrey Planning Authorities, the Environment Agency and Natural England. These initial workshops were held in 2004 and were led by Surrey County Council. They were also attended by local interest groups and other organisations. The policies of the Core Strategy Publication Document are developed to be in general conformity with national and regional planning policies. The SA of Options addresses the issue of conformity with national and regional planning policies in detail. The analysis of cumulative impacts also gives commentary on this matter.

13.3 Table 2 is the SA Framework and the objectives that it seeks to achieve. It will form the basis of the sustainability appraisal.

SA Framework Objectives
1. to provide sufficient housing to meet the needs of sections of the community in a sustainable manner
2. to improve the health and wellbeing of the community
3. to reduce the risk of flooding;
4. to create and maintain safer and more secure communities
5. to encourage opportunities for decision making and information for all
6. to create and sustain vibrant communities
7. to make best use of previously developed land and buildings
8. to ensure that air quality continues to be improved;
9. to conserve and enhance biodiversity
10. to protect/enhance the natural, archaeological, historical environment and cultural assets and landscape for the enjoyment of the community;
11. to maintain agricultural soil quality
12. to reduce the causes of climate change and prepare for its impact
13. to reduce the impact of consumption of resources by using sustainably produced and local products
14. to reduce waste generation and disposal and achieve sustainable management of waste
15. to maintain and improve the water quality and achieve sustainable water resources management
16. to increase energy efficiency and energy generated from renewable sources
17. maintain high levels of employment, encourage high quality low impact development and education for all
18. to provide a range of commercial development opportunities to meet the needs of the economy and support and enhance the economies of town and local centres
19. to minimise the adverse impacts of emissions from transport;
20. to improve public transport and use. Reduce congestion by providing jobs/services close to where people live or where they can access them by public

14.0 Sustainability Appraisal Methodology

14.1 The SA Framework provides a consistent basis for describing, analysing and comparing the sustainability effects of the objectives, options and various policies and proposals of the Core Strategy. The SA Framework is objective-led and hence comprises objectives to be achieved by the policies and proposals that are being appraised.

14.2 The Core Strategy has a distinct structure with an overall vision, a set of objectives to deliver the vision and specific policies and proposals to deliver the objectives. It is important that a clear relationship is established between these three strands so that the Core Strategy can present a coherent and consistent overall approach. The SA seeks to emphasise the relationship between the objectives and policies by establishing how well or not they complement each other. The Appraisal is done in the following key stages:

- 1 appraisal of objectives;
- 2 appraisal of options, including appraisal of the spatial distribution of housing and employment;
- 3 appraisal of the specific policies of the Core Strategy;
- 4 a separate SA has been carried out for the various options for the housing target. This is included as Appendix 5.

14.3 A standard proforma has been used for the assessment of the above. The manner in which the objectives, options and the policies of the Core Strategy contribute to achieving the SA Framework objectives is indicated by the following symbols:

Symbols	Meaning
++	Very positive
+	Positive/likely complementary relationship
--	Negative relationship
-	Potential complementary relationship
0	Neutral/negligible effects
?	Impacts not known/depends on other factors

14.4 Apart from the above, the predicted effects are assessed according to whether or not they will be short, medium or long term. These effects are assessed against baseline information. The nature of the effects is described and mitigation measures suggested where relevant. Cumulative implications are also described.

14.5 In carrying out the appraisal, care has been taken to ensure that the background information is sufficient to enable the following questions to be answered:

- How good or bad is the current situation. Do trends show that things are getting worse or better?
- How far is the current situation from the established thresholds and targets?
- Are the problems reversible, permanent or temporary?
- How difficult would it be to resolve any damage?
- Have there been significant cumulative effects over time. Are there expected to be such effects in the future.

14.6 A proforma that incorporates all these assessments, which would enable these questions to be answered, has been used to ensure consistency and clarity in the appraisal process. Table 3 is an example of the proforma.

14.7 It needs to be emphasised that all the policies are in conformity with national policy. They all seek to deliver the aspirations of the Sustainable Community Strategies for Surrey and Woking. This conclusion is evidenced by the SA of Options.

Table 3 – Proforma for the SA

	Comments	Impacts
National Policy		
Regional Policy		
Sustainable Community Strategy		

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. Improvement to number of unfit homes								
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing								
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of Suds in new development is erratic, but improving								

		Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced.							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.							
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions							

		Predicted Effects							
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.								
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes and for the enjoyment of the community.	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.								
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.								
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.								
13. Reduce the impact of consumption of resources by using sustainably	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting lists. 4 out of 95 local producers were listed in the Surrey Produce Directory.								

		Predicted Effects						
produced and local products								
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.							
15. Maintain and improve the water quality & achieve sustainable water resources management.	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non-metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)							

		Predicted Effects							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economically active people by March 2008 - 47,300. 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%								
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above								
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.								

		Predicted Effects							
<p>20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.</p>	<p>Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.</p>								

15.0 Woking Borough Core Strategy

15.1 The preparation of Local Development Documents (LDD) is a new system of plan making that was introduced by the Planning and Compulsory Purchase Act 2004. It is supposed to provide an easily updatable suite of documents that are visionary, proactive and are based on robust evidence. Furthermore, the documents that comprise the LDDs are supposed to be shorter (than conventional local plans), focussed, flexible and put public involvement at the centre of their preparation. The Core Strategy is the key document of the LDDs. It sets out the overall strategy for managing development and change in the Borough. It identifies the broad locations and nature and types of new homes, jobs and services. It sets out the overall policy approach for protecting the natural and built environment. It identifies the necessary infrastructure to support growth of the Borough. Its overall goal is to set a framework to deliver the aspirations of the local community within the context of national planning policy objectives as well as European law and policy. Other Local Development Documents are required to be in general conformity with the provisions of the Core Strategy.

15.2 The Core Strategy sets out a clear vision for Woking Borough to be achieved by 2027. The Vision states:

Woking will be a Borough of high environmental quality and standards where people choose to live, work and visit, an exemplar in the achievement of sustainable growth.

Woking will be a regional focus of economic prosperity centred on a vibrant, enhanced town centre that provides a good range of quality shops, jobs, cultural facilities, services and infrastructure to cater for the Borough's needs, surrounded by distinct communities anchored by attractive district and local centres providing convenient access to everyday shops, services and local community facilities.

Woking is a sustainable community where the benefits of growth and prosperity are shared throughout the Borough without pockets of deprivation.

New development in the Borough will be well designed to respect the character of the area. New housing development will help meet the needs of all sections of the community.

A green Borough where people will have easy access to good quality green spaces and infrastructure for recreation and leisure.

The Borough will have a balanced and sustainable multi modal transport system that links homes, jobs and key services and by doing so improves the overall health and well-being of all residents.

15.3 To deliver the vision, the following clear and deliverable objectives are set:

Objectives

1. To enable a diverse range of development such as offices, housing, shops, leisure and cultural facilities in Woking Town Centre to enable its status as a regional centre to be maintained. The development will be of high quality, high density that will create an attractive environment for people to live, do business and visit.

2. To enable an attractive and sustainable development of the District and Local Centres to provide convenient access to everyday shops and local services, local community facilities, parks and open spaces.
3. To enable the provision of well designed homes of different types, tenures and affordability to meet the needs of all sections of the community. This will be at sustainable locations and at densities that maximise the efficient use of urban land without compromising the distinctive character of the local area.
4. To protect the integrity of the Green Belt and to harness its recreational benefits to the community.
5. To enable a buoyant local economy with good quality offices, business parks and industrial areas, which meet the needs of modern business. This will mainly be encouraged in major business and industrial areas, Woking Town Centre and the District and Local Centres.
6. To lead the way on high quality sustainable development that minimises adverse impacts on climate change. This will be done through maximising opportunities for implementing renewable energy technologies, maximise efficient use of energy and water in buildings and manage waste effectively.
7. To maintain and improve air and water quality and manage effectively the impact of noise and light pollution.
8. To encourage high quality design of buildings, neighbourhoods and the public realm that creates a sense of place where people feel safe to spend time and/or interact without fear of crime.
9. To ensure that the provision of community infrastructure, including services and facilities, keeps pace with growth of the Borough. This will include schools, healthcare, water supply, drainage and flood alleviation, leisure, Green Infrastructure and community facilities.
10. To work in partnership with Surrey County Council and other stakeholders with interest in transport provision to deliver a transport system that enables people to access key services, facilities and jobs by all relevant modes of travel. In particular, by encouraging the use of public transport and creating a safe environment for people to walk and cycle to the Town, District and Local Centres.
11. To provide an integrated and an effective transport interchange system that has an improved Woking Railway Station as a focus.
12. To preserve and enhance the cultural, historic, biodiversity and geodiversity features of the Borough and make them accessible to the benefit of residents.
13. To significantly reduce both absolute and relative deprivation in Sheerwater, Maybury and Lakeview Estate in Goldsworth Park.
- 15.4 The objectives will be delivered by a set of policies and proposals. These policies are the subject of the sustainability appraisal. The Draft Core Strategy covers the following **contents**:

- Section 1 Introduction.
- Section 2 Spatial portrait, key issues and challenges for Woking to 2027
- Section 3 Spatial vision and objectives.
- Section 4 Planning for places

- Section 5 Borough wide policies
- Section 6 Implementation and monitoring

The list of policies are:

- CS1 Spatial Strategy for Woking
- CS2 Woking Town Centre
- CS3 West Byfleet District Centre
- CS4 Local and Neighbourhood Centres and shopping parades
- CS5 Priority Places
- CS6 Green Belt
- CS7 Biodiversity and nature conservation
- CS8 Thames Basin Heaths Special Protection Area
- CS9 Flooding
- CS10 Housing provision and distribution
- CS11 Housing mix
- CS12 Affordable housing
- CS13 Older people and vulnerable groups
- CS14 Gypsies, Travellers and Travelling Showpeople
- CS15 Sustainable economic development
- CS16 Infrastructure delivery
- CS17 Open space, green infrastructure, sport and recreation
- CS18 Transport
- CS19 Social and community infrastructure
- CS20 Heritage and culture
- CS21 Design
- CS22 Sustainable construction
- CS23 Renewable and low carbon energy generation
- CS24 Woking's Landscape and townscape

15.5 The implementation of the policies will have implications for the whole of the Borough. However, the area that would be most affected is the Town Centre and its characteristics are set out below.

16.0 Characteristics of areas likely to be most affected by the Core Strategy

16.1 The Core Strategy will affect all parts of the Borough either through direct development of land and/or movement of people and goods between jobs, services and facilities. The SA provides evidence of the effects of the Core Strategy. It will also impact on people who live, work and visit the Borough because it seeks to create a sustainable community and improve upon the wellbeing of residents. The overall strategy seeks to concentrate most development at the town centre and it is there that the most impacts of the Core Strategy will be felt. A summary of the characteristics of the Town Centre is given below:

16.2 Woking Town Centre

16.2.1 Woking Town Centre has been identified as a Centre to undergo significant change in the Core Strategy Publication Document. It is the focus of major retail, office and employment generating development. The town centre is compact and benefits from the second busiest station in Surrey, with journey times to London Waterloo of less than 30 mins. To capitalise on Woking's excellent transport links and motivated by the Government's wish to promote an integrated transport network, Woking Borough Council is working in partnership with key stakeholders from the transport industry and local organisations, to promote Woking rail station as a transport hub. An improved and upgraded public transport system for the area and improved traffic flows around the Borough will further add to Woking Town Centre's reputation as a well connected business centre.

16.2.2 In 2008 Woking was designated as a Cycle Town. Cycle Woking, the partnership between Woking Borough Council and Surrey County Council is working on improving the existing Woking Cycle Network, upgrading the Basingstoke Canal towpath and increasing cycle parking across the Borough. These improvements are helping to reduce congestion by encouraging cycling across the Borough and increasing cycling by commuters to railway stations. Cycle Woking End of Programme Report (July 2008 – March 2011) has been published, setting out the achievements of the project.

16.2.3 Woking's economy is predominantly service sector led; there are more finance and insurance businesses than any other type of firms. Woking Town Centre is home to many leading national and international companies including the computer services and software giant Cap Gemini, Mouchel Consulting's management services, Skanska engineering, and South African Breweries' UK headquarters.

16.2.4 Woking Town Centre is the largest centre in the Borough and provides a range and choice of shopping facilities as well as providing a social and entertainment hub. The town centre has two modern shopping centres, the Peacocks Centre and Wolsey Place which represent the core retail area. The Peacocks Shopping Centre opened in 1992 and contains over 70 stores, across three main floors. Wolsey Place is older and offers over 60 stores at ground level. The Council bought the centre in early 2010. The Town, District and Local Centres study identified significant potential for additional retail floorspace in Woking Town Centre during the period of the Core Strategy.

16.2.5 Woking Town Centre has a strong cultural offer with two theatres and a six-screen cinema. The New Victoria Theatre presents leading theatrical productions from across the UK whilst the Rhoda McGaw Theatre specialises in new and community projects. The Lightbox gallery and

exhibition space opened in September 2007. The town centre is an ideal location for further cultural and entertainment facilities to strengthen this offer. There is also the potential to broaden the appeal of the evening economy, for example with more high quality restaurants. The Town, District and Local Centres Study identified that residents are likely to increase their expenditure on leisure by 26%, more than twice the national average, between 2009 and 2026. Increasing the cultural and leisure offer is in line with the Council's Cultural Strategy and will benefit the quality of lives of residents as well as boosting the economy.

16.2.6 In addition to the cinema and theatre, Woking Town Centre has a number of leisure facilities. The Big Apple family entertainment complex includes ten pin bowling, laser quest, and children's soft play with a Gala Bingo on the upper floors. There is one small gym in the town centre.

16.2.7 There is one large hotel, the 161 room, four stars Holiday Inn in the town centre plus an additional 26 room budget hotel. There are three further hotels/bed and breakfast accommodation close to the town centre but with strong links to the centre.

17.0 Appraisal of objectives

- 17.1 The objectives of the Core Strategy are one of its key elements. Indeed, Planning Policy Statement (PPS) 12 expects Core Strategies to include strategic objectives to form a link between high level vision and the detailed strategy. In particular, the objectives are expected to focus on the key issues to be addressed in the Core Strategy. Together with the vision, they provide a sense of focus for the policies and proposals by setting out its aspiration and purpose. The Core Strategy identifies 13 deliverable objectives. These are set out in section 15 of the report. The Council has been concerned to ensure that the objectives have direct bearing on the issues and challenges that will be facing the community during the period of the Core Strategy. The extent to which the objectives assist in meeting the overall goal of sustainable development is fundamental to the performance of the Core Strategy. In this regard, the objectives have been appraised against the SA Framework. Appendix 3 provides full details of the appraisal. A summary of its key findings are set out below.
- 17.2 It is important to stress that each objective has an optimum level of achievement in its own right, but there is likely to be trade off required when applying them to individual circumstances.
- 17.3 The appraisal has revealed that majority of the objectives makes significant contribution towards achieving sustainable development in the Borough and consequently, towards delivering the vision for the Core Strategy. There is only one instance where conflict exists between an objective and an element of the SA Framework. The need to protect the purpose of the Green Belt is an important objective of the Core Strategy. However, this could severely restrict the ability of the Council to identify sufficient sites to deliver its development needs. It is suggested that if a Green Belt site is to be released for development, the Council will have to demonstrate that it will not undermine the purpose and integrity of the Green Belt.
- 17.4 Many of the objectives have neutral impacts on the objectives of the SA Framework and this is worth noting too.
- 17.5 Although not a requirement of the EU Directive or the process for carrying out an SA, an objective compatibility appraisal has also been carried out. Details of this are included as part of Appendix 6. A key reason for doing this is to ensure that no single objective is substantially undermined or compromised in order to achieve another objective. In majority of case, the objectives are mutually supportive of each other and complement each other to deliver the overall vision of the Core Strategy. Based on this assessment, there is no evidence that the pursuit to achieve one objective will undermine any of the others if appropriate mitigation measures could be secured.
- 17.6 There are a few instances where conflict exists between the objectives. These are mainly related to the objective of concentrating development at the main urban centres where key facilities and service are available and the potential implications on air quality. This will mainly arise from increased traffic. There is no doubt that the main urban centres are the most sustainable locations for development. However, such an approach to development has its implications that have to be addressed. The need to promote public transport, walking and cycling would be critical if development is to be concentrated at the main urban centres. Also, the manner in which major employers are required to manage the travel needs of their staff will be a key contributory factor to addressing this conflict.

17.7 Recommended actions of the SA are fed into developing and refining the policies of the Core Strategy. This will be closely monitored to assess how well they are mitigating the impacts.

18.0 Appraisal of alternative options

18.1 Appraisal of alternative options is an integral and an important task of both the Core Strategy and the SA processes. The policies of the Core Strategy must be justifiable. In particular, it should be the most appropriate strategy when considered against all reasonable alternatives. The assessment of these options through the SA process ensures that this is done in a consistent manner. It also ensures that the preferred options for the Core Strategy are those that deliver the most sustainable development for the community.

18.2 The Issues and Options document identifies various options for addressing the key issues facing the Borough. These were a subject of an extensive public consultation exercise. The options were refined, taking into account comments that were received during the consultation period. The Corporate Policy Team of the Council led the task of appraising the options to ensure a high degree of objectivity. The Planning Policy Team recognises the importance of ensuring that the options are objectively appraised. The preferred options forms the foundation blocks of the policies of the Core Strategy and it is important that they are subject to appropriate scrutiny. Details of the appraisal of options are a separate background document. A copy of this can be obtained from the Planning Policy Team on request. They are structured in the order of the topics as they appeared in the Issues and Options document. It needs to be emphasised that whilst many of the issues have distinct options to appraise, there are a number of them where for clearly stated reasons no distinct options were identified. In these instances, specific preferred approaches were assessed.

18.3 The appraisal of options was carried out with the view to gauge their impacts on the SA Framework. The outcome is a set of preferred options. A summary of the preferred options are listed below in no particular priority order:

- Most new development to be concentrated in urban areas with a relative small percentage of the housing to be provided in the form of urban extension to meet the need for family homes;
- Green Belt releases should be allowed to meet development needs;
- Town Centre boundary should be revised inwards;
- Focus future office development within the town centre and encourage redevelopment of outmoded and outdated town centre office space to cater for future needs. Encourage redevelopment of outmoded and outdated office space in industrial estates.
- Implement revisions to the shopping area boundary;
- Major remodelling of the town centre;
- Revise the hierarchy of centres;
- Redevelopment to be allowed at West Byfleet District Centre;
- Modest growth to be allowed in local centres;
- Introduce Community Infrastructure Levy;
- New development should be focused in areas that are most accessible by public transport;
- An improved interchange should be developed in/near Woking Town Centre;
- New development should provide travel plans setting out how additional journeys will be managed;
- Major development should be sought in and around Woking Railway Station;
- New development should provide cycle parking;
- Developer contributions should be sought towards cycle improvements;

- Improve cycle and pedestrian routes through design of new development;
- A housing target of 292 dwellings per year should be adopted as the housing target for the Core Strategy because it is the least damaging to the environment and has a realistic chance of delivery.

18.4 **An appraisal of options** has been carried out as a separate exercise. The new Coalition Government has introduced a number of changes to the planning system. A key one is its intention to revoke Regional Strategies. The changes are now being debated in parliament as part of the Decentralisation and the Localism Bill. When the Bill is enacted, the South East Plan will no longer form part of the development plan for the area. The responsibility for setting the housing target will fall on the Council. In doing so, the Council will have to demonstrate that the option for housing provision that it chooses is the most sustainable and appropriate when considered against all other reasonable alternatives. Three options were tested:

Option 1 – 292 net additional dwellings per year;

Option 2 – 499 net affordable housing homes per year;

Option 3 – 594 net additional dwellings per year comprising 499 affordable homes and rest for market housing to meet demand.

18.5 The appraisal concluded that a target for 292 dwelling per year is the most sustainable option. Details of the appraisal is in Appendix 5.

19.0 Sustainability Appraisal of the policies of the Draft Core Strategy

- 19.1 The Core Strategy follows a distinct thread that links its component parts. It has a clear vision that sets out what the Borough would look like by 2027 and a set of objectives that links the overall vision to the detailed policies. It also has a set of policies to deliver the objectives and a clear path for its implementation. They collectively provide a consistent and coherent strategy to address the challenges facing the Borough until 2027. The Core Strategy includes 24 policies. These are listed in paragraph 15.4.
- 19.2 The SA has been carried out as an integral part of the Core Strategy process with an in-built mechanism for informing the development and refinement of the policies. The SA Framework used for the SA of the policies is the same framework against which the various policy options were measured. The policies of the Core Strategy Publication Document have been developed from the preferred options and are therefore influenced by the SA process. This particular SA is an additional layer of scrutiny to ensure that all requirements are fully met and the principles of sustainable development are fully taken into account.
- 19.3 Most of the policies when implemented will have positive impacts on sustainable development. For example, the provision and distribution of housing will have significant impacts upon the well being of the community. Similarly, sustainable economic development will ensure and enhance a vibrant local community. However, this appraisal has also revealed that there are some policies that conflicts with the objectives of the SA Framework. These include:
- The provision and concentration of housing development at the main urban centres and its impacts on air quality, particularly impacts from increased traffic. This can be mitigated by promoting public transport, walking and cycling;
 - The provision of housing and employment development and their impacts on energy consumption. High standards of sustainable construction will need to be enforced and where relevant development should be made to connect to energy efficient sources.
 - Impact of the provision of family homes on the reuse of previously developed land. The provision of family homes might not be suitable in high density flatted accommodation at the main urban centres. Urban extensions might be suitable alternative.
 - The preservation of the Green Belt and the restriction it puts on land for development. Any release of Green Belt land for development should ensure that it does not undermine the purpose of the Green Belt.
 - Policies to promote employment development show a conflict with the need to minimise air pollution. Travel Plans should be encouraged to manage the travel needs of employees.
 - Development has positive impacts. However, it could potentially increase the risk of flooding. The allocation of sites for development should be informed by the Strategic Flood Risk Assessment.
- 19.4 The policies of the Core Strategy are carefully balanced to provide adequate mitigation measures to address potential conflicts. Most of the conflicts are either short or medium term and could be resolved in the long term by appropriate mitigation measures. For example, the Transport and Accessibility policy of the Core Strategy seeks to promote public transport, walking, cycling and Travel Plans. There are also other specific measures that can be introduced at the planning application stage. This will depend on the merits of each individual application. These can collectively combine to overcome the air quality issues that are associated with development at the main centres. Details of the appraisal of the policies are included in Appendix 4.

19.5 The performance of the policies of the Core Strategy will also be influenced by how well they are phrased with respect to their clarity and intent in their meaning. In this regard, the test would be having policies that should:

- Be written in simple and user friendly language but at the same time meeting all its technical requirements.
- Be clear on what it seeks to achieve.
- Be concise and unambiguous.
- Be strategic in nature and conform to all requirements.

20.0 Cumulative Impacts

20.1 The appraisal of policies includes an assessment of the cumulative impacts of each policy. Whilst it is recognised that each individual policy might have their respective impacts; collectively they could add up to a more significant effects either positively or negatively. The assessment of the cumulative impacts looks at the overall impacts of the Draft Core Strategy on the elements of the SA Framework rather than individual impacts of each policy. Table 4 shows what the overall impacts of the implementation of the Core Strategy would be on the elements of the SA Framework. Whilst the individual policies were not appraised against how well they meet national and regional planning policies, the commulative impacts on these have been assessed to demonstrate the requirement to ensure that the Core Strategy is in general comformity with their provisions. The first three rows of the table deals with this particular matter. The appraisal of the cumulative impacts is set out in Table 4 below.

Table 4

<p>Conformity with national planning policy (assessed to demonstrate conformity with national policies).</p>	<p>Impacts will be positive in the short, medium and long term because policies seek to meet national policy requirements. It provides sufficient land for housing and jobs and identify adequate infrastructure to support development. It seeks high standards for environmental improvements and protects sensitive sites. Most of these impacts will be permanent.</p>
<p>Conformity with the target agreed by the Council since the revocation of the South East Plan (assessed to demonstrate conformity with regional policies).</p>	<p>Impacts will be positive in the short, medium and long term because policies seek to meet locally identified requirements. It provides sufficient land for housing and jobs and identify adequate infrastructure to support development. It seeks high standards for environmental improvements and protects sensitive sites. Most of these impacts will be permanent.</p>
<p>Conformity with the Sustainable Community Strategy (assessed to demonstrate conformity with regional policies).</p>	<p>The Core Strategy sets a clear framework and specific actions to address issues in the identified Priority Places. Addressing these issues is a priority for both Woking Partnership and Surrey Strategic Partnership. Its implementation will have long lasting positive impacts in the deprived areas of the Borough.</p>
<p>1. To provide sufficient housing to meet the needs of all sections of the community in a sustainable manner</p>	<p>The Core Strategy makes adequate provision to meet the needs of the elderly, Gypsies, Travellers and Travelling Showpeople and the vulnerable groups. It sets specific target for affordable housing provision. It specifies its objectives on the mix of housing. It does so by concentrating most of this development at the main urban centres close facilities, services and jobs. It will therefore have a long term positive impacts of housing provision. There are some negative</p>

	impacts such as impacts on air quality, But there are adequate policies such as the transport and accessibility policy to mitigate these impacts.
2. To improve the health and wellbeing of the community.	Overall the Core Strategy will have positive impacts upon the well being of the community.
3. To reduce the risk of flooding.	The overall impacts are expected to be neutral.
4. To create and maintain safer and more secure communities.	The Core Strategy can enhance community safety through design. However, real gains will happen when the Council work with other agencies to ensure community safety.
5. To encourage opportunities for decision making and information for all.	Overall impacts will be neutral. The Core Strategy puts public involvement at the heart of the LDF process. However, it has limited control over how and when people choose to be involved.
6. To create and sustain vibrant communities.	The housing, employment, infrastructure, community facilities policies of the Core Strategy will combine to create a vibrant community where people would like to live, work and visit, This will be a long term positive impacts of the implementation of the Core Strategy.
7. To make best use of previously developed land and buildings.	There will be long term positive impacts. Although there will be some development on Greenfield land, overall, about 80% of housing development will be on previously developed land. This will be significantly over the national target of 60%.
8. To ensure that air quality continues to be improved.	Overall air quality could be slightly worse than the current situation in the short to medium. In the long term it is possible that the effects will be neutral when all the proposed actions are implemented.
9. To conserve and enhance biodiversity.	The Core Strategy seeks to protect biodiversity and sensitive sites. It allow scope to enhance the biodiversity of the area and seeks appropriate mitigation to minimise any impacts of development on sensitive sites. Example is the provision of SANGS.
10. To protect/enhance the natural, archaeological, historical environment and cultural assets and landscape.	Effects are likely to be neutral.
11. To maintain agricultural soil quality.	Effects will be neutral.
12. To reduce the causes of climate change and prepare for its impact.	
13. To reduce the impact of consumption of resources by using sustainably produced and local products.	Effects will be neutral.

<p>14. To reduce waste generation and disposal and achieve sustainable management of waste.</p>	<p>The Core Strategy does not include policies for the management of waste. This is the responsibility of the County Council. Woking Borough Council will work in partnership with the County Council to ensure effective management of waste in the Borough.</p>
<p>15. To maintain and improve the water quality and achieve sustainable water resources management.</p>	<p>There are high standards for the efficient use of water. This will have positive impacts. However, whilst the consumption per head might be reducing, absolute consumption might rise due to the scale of anticipated growth.</p>
<p>16. To increase energy efficiency and energy generated from renewable sources.</p>	<p>There will be significant positive impacts on energy efficiency and use of renewable energy. There are high standards for the efficient use of energy and water.</p>
<p>27. Maintain high levels of employment, encourage high quality low impact development and education for all.</p>	<p>Impacts will be positive in the short, medium and long term because policies seek to meet national policy requirements. It provides sufficient land for and job and safeguard existing employment sites. It identifies adequate infrastructure to support development. It seeks high standards for environmental improvements and sustainable construction of buildings. Most of these impacts will be permanent.</p>
<p>18. To provide a range of commercial development opportunities to meet the needs of the economy and support and enhance the economies of town and local centres.</p>	<p>Impacts will be positive in the short, medium and long term because policies seek to meet national policy requirements. It provides sufficient land for a range of town centre uses and jobs and identifies adequate infrastructure to support development. It recognises the changes that will occur at the town and identifies it as a centre for significant change and culture. It seeks high standards for environmental improvements and protects sensitive sites. Most of these impacts will be permanent</p>
<p>19. To minimise the adverse impacts of emissions from transport.</p>	<p>Core Strategy encourages the use of public transport, walking and cycling. It also promotes Travel Plans. This will have positive impacts on emissions from transport</p>
<p>20. To improve public transport and use. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.</p>	<p>The Core Strategy encourages the use of public transport, walking and cycling. It also promotes Travel Plans to manage the travel needs of local businesses. Furthermore, development is concentrated in the main urban centres that are accessible by public transport with also most</p>

	services and community facilities nearby. This will reduce the need to travel and distance travelled.
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21.0 Recommended Mitigation

- Development should be located at the main urban centres where facilities and services are readily available. However, care should be taken to ensure that impacts on air quality are addressed. Transport policy should emphasise the use of public transport, walking and cycling. Employers should be encouraged to prepare Travel Plans to manage the travel needs of their staff. Furthermore, development should be supported by adequate infrastructure to minimise the need to travel and distance travelled.
- Any release of Green Belt land to meet potential future development needs of the Borough should ensure that it does not undermine its overall purpose.
- Strategic Flood Risk Assessment should be a central requirement as a matter of principle to guide the allocation of sites for development.
- Development impacts on sensitive sites such as Thames Basin Heaths Special Protection Area and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation should be adequately mitigated.
- There should be effective policies to manage the efficient use of energy and water and to minimise the impacts of development on climate change.
- Development, in particular, housing provision should be designed to meet the needs of all sections of the community when it is justified by evidence.

22.0 Linkages with other strategies of the Council

22.1 The Core Strategy is one of a number of Council strategies and documents that seek to achieve a similar goal of sustainable development. In this regard, the Core Strategy does not sit in isolation but should be looked at in the wider context of the Council's overall drive to create a sustainable community for Woking. The Core Strategy has strong links with many of these documents and a number of them are listed in the delivery sections of the Core Strategy because they are identified as delivery mechanisms for the Core Strategy. Others provide appropriate mitigation to some of the concerns identified by the SA. Others such as the Sustainable Community Strategy provide a context for the preparation of the Core Strategy. A list of the relevant ones includes:

- Sustainable Community Strategy
- Housing Strategy.
- Climate Change Strategy.
- Pitch and Play Strategy.
- Green Space Development Strategy.
- Cultural Strategy.
- Public Art Strategy.
- Town Centre Management Initiative.

23.0 Monitoring the effects of the Core Strategy

PPS12 emphasises that 'A Core Strategy must have clear arrangements for monitoring and reporting results to the public and civic leaders'. Each policy of the Core Strategy includes a section that sets out how it will be monitored and reviewed. These indicators and targets will continuously be refined as new techniques and information emerges. The outcome of the monitoring will be reported in the Council's Annual Monitoring Report. This will be based on the period 1 April to 31 March and will be made available to the public by publishing it on the website. It will inform any future review of the Core Strategy and determine any necessary action that might be required to address any concerns.

24.0 Consultation

24.1 The SEA Directive and the Planning Act both recommends public involvement in the SA process. Furthermore, they expect the outcome of public consultation to be taken into account. It is also a requirement that designated consultation

bodies in the UK are consulted at each relevant stage of the SA process. These bodies are:

- English Heritage.
- Natural England.
- Environment Agency

24.2 The Council has an adopted Statement of Community Involvement that sets out how it will consult the public on planning documents. All these requirements have been followed in preparing the SA Report.

24.3 The first stage of the SA process was the preparation of the Scoping Report. The designated consultation bodies and other relevant organisation were consulted to seek their views on:

- Whether the list of sustainability issues were sufficiently comprehensive.
- Whether there are other plans, programmes and strategies that needed to be reviewed and taken into account.
- Whether the SA Framework was adequate.
- Whether the appraisal methodology was sound.
- Whether the baseline data was comprehensive and up to date.

24.4 Comments received were analysed and taken into account. Full details can be obtained from the Planning Policy Team. A summary of some of the comments are listed in Section 3.5.

24.5 There has been extensive internal consultation. The preparation of the SA has been a corporate effort with the Planning Policy Team coordinating it.

24.6 A Draft SA Report for the Draft Core Strategy was published for public consultation between November 2010 and January 2011. Comments received have been analysed with officers' response. Proposed recommendations are taken into account in preparing this SA Report.

24.6 It is intended that this SA Report will be published for full public consultation for a period of 9 weeks between 25 July and 23 September 2011. Comments received will be submitted to the Secretary of State alongside the Core Strategy Publication Document for Examination.

25.0 Next Stages of the process

25.1 The SA Report will be published alongside the Core Strategy Publication document for public consultation between 25 July and 23 September 2011. This will be to allow the public the opportunity to comment on the SA Report and to highlight any new information that need to be taken into account. All comments will be submitted to the Inspector for Independent Examination.

25.2 When the Core Strategy is adopted, all statutory consultees and the public will be informed about how the SA has influenced the policies of the Core Strategy. This will be set out in the form of a report that will be in the public domain.

25.0 Conclusion

25.1 The SA Report is fundamental to the preparation of the Core Strategy. The Council has a statutory duty to prepare an SA of the Core Strategy. This SA has been prepared to meet the requirements of the EU Directive and the Planning and Compulsory Purchase Act. It addresses all the key stages and tasks in the Sustainability Appraisal of Regional Spatial Strategies and Local Development Framework (ODPM, November 2005). The SA has been prepared as an integral part of the Core Strategy process and its outcomes has helped define and refine the policies of the Core Strategy. The preferred options that formed the basis of the policies of the Core Strategy were

assessed using the SA Framework. The Council is satisfied that the appraisal achieves its central goal of striking a good balance between the environmental, economic and social implications of the Core Strategy.

25.2 The outcome of the SA has demonstrated that the Core Strategy will make a positive contribution towards achieving sustainable development in the Borough. Where there are conflicts, appropriate mitigations measures are suggested, which are taken into account in developing the policies of the Core Strategy.

25.3 Overall, the implementation of the Core Strategy will help create a sustainable community for Woking Borough.



Planning and Compulsory Purchase Act 2004 (as amended)

Statement of Representations Procedure

The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009 (Regulation 27)

The Core Strategy Publication Document represents the Council's chosen strategy for the Borough having considered other alternatives and all relevant matters. The Core Strategy is a key document that will provide the necessary framework for determining the scale of development until 2027, where it will broadly be located and the standard of quality that the development should achieve. It includes specific policies to address the key issues and challenges facing the Borough until 2027.

The Core Strategy has evolved through various stages with extensive public involvement. The Council has valued comments made by the public to date and has taken them into account before finalising the document for publication.

The Core Strategy Publication Document and its accompanying **Sustainability Appraisal Report** is published for a period of nine weeks to give the public the opportunity to formally comment on the documents. Any representations made will be submitted to the Secretary of State for Independent Examination.

Representations can be made during the publication period which begins on 25 July 2011 and ends at 5pm on 23 September 2011.

The Woking Borough Core Strategy Publication Document, the **Core Strategy Publication Document Sustainability Appraisal Report** and other proposed submission documents are available for inspection at the following venues:

- Woking Borough Council, Civic Offices, Gloucester Square, Woking, GU21 6YL. Monday to Friday 9am - 4.45pm
- Woking, Byfleet, West Byfleet and Knaphill libraries. Please see www.surreycc.gov.uk for their opening times.
- On the Council's website: www.woking2027.info

Response forms are also available at these locations.

Representations may be accompanied by a request to be notified at a specified address of any of the following:

- that the Core Strategy DPD and its accompanied Sustainability Appraisal Report has been submitted for independent examination
- the publication of the recommendations of any person appointed to carry out an independent examination of the Core Planning strategy DPD.
- the adoption of the Core Planning Strategy DPD.

If you require this notification, please remember to specify this on the representation form and provide your contact address.

How to get involved and have your say

This Core Strategy represents the Council's chosen strategy for the Borough having considered all reasonable alternatives and all other relevant matters. It is accompanied by a Sustainability Appraisal report.

It is important that you are involved in the preparation of the Core Strategy and the Sustainability Appraisal. If you have views on any part of the documents this is your final chance to tell us. Accompanying this document is a representation form that we would like you to complete. This form is also available online at: www.woking.gov.uk/woking2027

Representations made at this stage must relate to one of the "tests of soundness". The box below sets out the tests. To be "sound", the Core Strategy should be justified, effective and consistent with national policy. It must also satisfy the legal procedural requirements and (at the moment) be in conformity with regional planning policy. Meeting these requirements will be the Planning Inspector's main consideration. All comments on the Core Strategy should refer to these tests.

Tests of Soundness

(i) Justified

To be 'justified' a development plan document needs to be founded on a **robust and credible evidence base** involving:

- evidence of participation of the local community and others having a stake in the area
- research/fact finding – the choices made in the plan are justified by the evidence. What is the source of the evidence? How up to date and convincing is it?
- the most appropriate strategy when considered against reasonable alternatives. Have the reasonable alternatives been considered and is there a clear audit trail showing how and why the preferred strategy/approach was arrived at?

(ii) Effective

To be "effective" the development plan document needs to be:

- Deliverable
- Flexible
- Able to be monitored

(iii) National Policy

The development plan document should be consistent with national policy. Where there is a departure, local authorities must provide clear and convincing reasoning to justify their approach.

At this stage people are encouraged to relate their comments to a test of soundness. The representation form has been designed to guide respondents to do this.

The publication period runs from Monday 25 July and closes at 5pm on Friday 23 September 2011. Comments received after this consultation period cannot be taken into account. Please be aware that we are unable to accept anonymous or confidential responses.

If you require this document to be transferred to another format such as a large text version, Braille or a copy in Microsoft Word that can be used with an audio-reader, please contact the Planning Policy team and we will do our best to accommodate your needs. Our e-mail address is planning.policy@woking.gov.uk and our telephone number is 01483 743871.

What happened next?

At the end of the nine week publication period in September, all the responses received will be submitted to the Secretary of State in October 2011 along with the Core Strategy Publication Document.

Appendix 1: Relationship of the Local Development Framework to Other Plans, Programmes, Policies and Strategies

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
International				
Kyoto Climate Change Protocol (2005)	http://unfccc.int/resourcement/docs/convkp/kep.html	LDF to consider ways of delivering the objectives of the Kyoto Protocol. Also see Climate Change Bill 2008.	Reduce greenhouse gas emissions by 5% of 1990 levels, 2008-12. UK has an agreement to reduce greenhouse gas emissions by 12.5% below 1990 levels by 2008-12 and a national goal to a 20% reduction in carbon dioxide emissions below 1990 levels by 2010.	SA Objective 12 includes reducing greenhouse gas emissions.
UN Convention on Human Rights	www.hrweb.org/legal/undocs.html	Consultation and policy to be compatible with human rights.	International agreement on human rights which details basic civil and political rights of national and individuals. Includes the right to the peaceful enjoyment of a dwelling, to privacy and protection of privacy by law Freedom of opinion and expression.	SA Objective 5 includes public engagement and SA Objectives 3, 7, 8 and 19 include avoiding significant pollution and the objective of improving health and well being. The Air Quality Management Report will inform SA.
Aarhus Convention 1998: The UN Economic Commission for Europe (UNECE) Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters.	http://europa.eu.int/comm/environment/aarhus/	Information about the LDF to be made available to the public. See Freedom of Information Act and Statement of Community Involvement.	Establishes the right of everyone to receive environmental information that is held by public. The right to participate from an early stage in environmental decision-making. The right to challenge public decisions that have been made without respecting these rights.	SA Objective 5 includes public engagement. Consultation on the Scoping Report and the Sustainability Appraisal Report.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
The European Communities Directive 92/43/EEC, on the Conservation of Natural and Semi-Natural Habitats and of Wild Fauna and Flora. (The Habitats Directive, 1992)	http://www.jncc.gov.uk/page-1374	LDF to consider ways of protecting and enhancing habitats and species to comply with Directive. Appropriate Assessment to inform the LDF.	The Habitats Directive is transposed into UK law through the Conservation (Natural Habitats, &c.) Regulations 1994. Conserve threatened habitats and species. Promote the maintenance of biodiversity by taking measures to maintain or restore natural habitats and wild species at a favourable conservation status, introducing robust protection for those habitats and species of European importance. In applying these measures take account of economic, social and cultural requirements and regional and local characteristics. (Article 10 of the Directive and Regulation 37 of the Habitats Regulations).	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.
The European Communities Directive on the Conservation of Wild Birds (79/409/EEC of 2 April 1979) – The Birds Directive (EU, 1979)	http://europa.eu.int/eur-lex/en/consleg/pdf/1979/en_1979L0409_do_001.pdf	LDF to consider ways of protecting and enhancing habitats for wild birds to comply with Directive. Appropriate Assessment to inform the LDF.	As above. Target: Reverse the long term decline in populations and farmland and woodland birds by 2020	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.
European Directive Nitrates 91/676/EEC (1991)	http://europa.eu.int/comm/environment/water/water-nitrates/index_en.html	The LDF to consider ways of reducing pollution of water from development and development related activities such as transport to comply with Directive.	Reduce water pollution by nitrates. The Environment Agency identifies Nitrate Vulnerable Zones, establishes and implement action programme with this aim.	SA Objective 15 includes protection of the water environment and sustainable management of water resources.
European Air Quality Framework Directive (96/62/EC)	http://ec.europa.eu/environment/air/ambient.htm	The LDF to consider ways of reducing air pollution derived from development and development related activities such as transport to comply with Directive.	Avoid, prevent or reduce concentrations of harmful air pollutants and limit values and / or alert thresholds set for ambient air pollution levels. Targets are set for sulphur dioxide, nitrogen dioxide, oxides of nitrogen, particulate matter and lead in the UK Air Quality Strategy. See Air Quality Management Areas Report for details.	SA Objectives 8, 12 and 19 include improving air quality. The Air Quality Management Report will inform SA.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
European Directive Water Framework 2000/60/EEC	http://www.defra.gov.uk/environment/water/wfd/index.htm (links to EA advice)	The LDF to consider ways of enhancing waterways and wetlands and promoting sustainable water management to comply with Directive.	Reduce pollution of groundwater, enhance waterways and wetlands, use water in a sustainable way, lessen the effects of floods and droughts, protect and restore aquatic ecosystems. Environment Agency to prepare River Basin Management Plans by 2009 to promote sustainable water management. All inland waters to reach "good status" by 2015.	SA Objective 15 includes protection of the water environment and sustainable management of water resources; SA Objective 3 includes reducing the risk of flooding.
European Waste Framework Directive (1975, amended 1991)	http://www.defra.gov.uk/environment/waste/thematicstrategy/index.htm	The LDF to consider ways of ensuring waste is handled effectively and efficiently to comply with Directive.	Waste disposed of without causing danger to humans, the environment, the countryside or places of interest. Noise and odour to be minimised. Waste targets are established in the UK Waste Strategy. Also see Surrey Waste Plan, 2008.	SA Objective 14 includes sustainable management of waste.
European Directive EIA 97/11/EC	http://europa.eu.int/comm/environment/eia/home.htm	LDF to include provisions for EIA to comply with Directive.	Requires assessment of the effect of projects on the environment.	The SA Framework includes all the subjects identified in the EIA Directive.
European SEA Directive 2001/42/EC (2001)	http://europa.eu.int/comm/environment/eia/sea-legalcontext.htm#legal	LDF to be the subject of SA to comply with Directive.	Requires assessment of the effect of projects on the environment.	The SA Framework includes all the subjects identified in the SEA Directive.
European Directive on the Energy Performance of Buildings 2002/91/EC	http://ec.europa.eu/energy/demand/legislation/buildings_en.htm	LDF to consider ways of improving energy performance of buildings to comply with Directive.	Promote the improvement in energy performance of buildings, taking into account conditions, requirements and cost-effectiveness. The timetable and method for achieving this is established through the Code for Sustainable Homes and BREEAM. The baseline is set by Part L of the Building Regulations.	SA Objective 13, 14 and 16 include energy efficiency. SA Objectives 16 and 17 specifically refer to the Code for Sustainable Homes and BREEAM.
Valetta Convention (European Convention on the protection of Archaeological Heritage)	http://conventions.coe.int/Treaty/en/Treaties/Html/143.htm	LDF to identify, define and protect important archaeology to comply with Directive.	Recognises importance and clarifies definition of archaeological heritage.	SA Objective 10 includes architectural heritage and archaeology.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
European Noise Directive 2000/14/EC	http://ec.europa.eu/environment/noise/home.htm	LDF to identify ways of ensuring noise pollution is limited and/or mitigated to comply with Directive.	Regulations transposed into Environmental Health powers. PPG 24 includes Noise Exposure Categories. Plan policies to support overall objectives and requirements of the Directive: strategic noise maps, inform and consult public, measures to reduce noise.	Noise is an element of health and well being, SA Objective 2, although this subject is not specifically referenced in the SA Framework.
EU Sixth Environmental Action Programme 2002 to 2012 (1600/2002/EC)	http://europa.eu.int/comm/environment/newprg/	LDF to consider ways of addressing the objectives of the programme by complying with national, regional and sub regional programmes. Also see Climate Change Bill 2008.	Priority Areas are Climate Change, Nature and Biodiversity, Environment and Health and Quality of Life, and Natural Resources and Waste. See respective national, regional and sub regional plans, programmes and strategies for these subject areas.	SA Objective 12 includes climate change, SA Objectives 9 and 10 include biodiversity and the natural environment, SA Objective 14 includes waste management.
Landfill Directive 99/31/EC (1999)	http://europa.eu.int/comm/environment/waste/landfill_index.htm	LDF to consider ways of implementing and support the Surrey Waste Local Plan to comply with Directive.	See Surrey Waste Plan, 2008.	SA Objective 14 includes waste management.

National

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Planning Bill 2008	http://services.parliament.uk/bills/2007-08/planning.html	The LDF must conform to the Act.	The Bill introduces a new system for approving major infrastructure of national importance, such as harbours and waste facilities, and replaces current regimes under several pieces of legislation. Key areas include decisions would be taken by a new Infrastructure Planning Commission and based on new national policy statements; a new regime would be used for energy developments like nuclear power; a new Community Infrastructure Levy on developments to finance infrastructure. The idea of this would be to raise money from developers to pay for facilities needed as a consequence of new developments, such as schools, hospitals and sewage plants; planning appeals for minor developments would be heard by a panel of local councillors rather than by a planning inspector.	Further consideration needed.
Sustainable Communities Act 2007		The Sustainable Communities Act grants the power to local authorities to develop planning policies which would assist with its objectives.	The Schedule to the Act (Chapter 23): provision of local services; goods and services that are produced within 30 miles; organic food; access by all local people to food that is adequate in terms of both amount and nutritional value; the number of local jobs; energy conservation; energy supplies produced within a 30 mile radius of the region; reducing the level of road traffic including, measures to decrease the amount of product miles; increase in social inclusion, including an increase in involvement in local democracy; increase mutual aid and other community projects; measures designed to decrease emissions of greenhouse gases; measures designed to increase community health and well being; and measures to increase the use of local waste materials for the benefit of the community. emphasises the provision of affordable housing as a key objective (Schedule 11)	The SA Framework reflects all the subjects identified in the Sustainable Communities Act.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Securing the Future: Sustainable Development Strategy for the UK	www.sustainable-development.gov.uk	LDF to consider ways of addressing the objectives of the programme by complying with regional and sub regional strategies. Also see Climate Change Bill 2008.	Principles: Living within environmental limits; a strong, healthy and just society; a strong, stable and sustainable economy; using sound science responsibly, ensuring sound evidence supports policies; and promoting good governance. Priorities: sustainable consumption and production, climate change and energy, protection of natural resources and enhancement of environment, sustainable communities. Key indicators: GDP, investment in public, proportion of working age people who are in work, Qualifications at age 19, expected years of healthy life, homes judged unfit to live in, level of crime, emissions of greenhouse gases, days when air pollution is moderate or high, road traffic, rivers of good or fair quality, new homes built on previously developed land, waste arisings and management, satisfaction with quality of life.	The SA Framework and the Sustainability Baseline Report (Appendix 2) reflect all the subjects, indicators and targets identified in the Strategy.
Sustainable Communities Plan, 2003	http://www.communities.gov.uk/index.asp?id=1139868	LDF to consider ways of addressing the objectives of the Plan by complying with national, regional and sub regional programmes.	Programme of action for delivering improved housing and communities, speed up planning, increased funding for affordable homes and key worker housing, new growth areas, decent homes and homelessness, protecting green belt and open space.	The SA Framework includes all the subjects identified in the Sustainable Communities Plan.
Sustainable Communities in the South East (2003)	http://www.communities.gov.uk/index.asp?id=1163452	LDF to consider ways of addressing the objectives of the programme by complying with sub regional programmes.	Key issues for communities in the South East identified as housing supply and affordability, countryside protection, quality of environment accessibility.	The SA Framework includes all the subjects identified.
Transport 10 Year Plan (2000)	http://www.dft.gov.uk/press/speeches/statements/statements/tenyearplanfortransport	LDF to consider ways of addressing the objectives by complying with the Surrey Local Transport Plan 2.	Tackle congestion and pollution by improving all types of transport and increasing choice, integrated at regional level Public transport accessibility criteria for major developments; guidance and co-ordination where necessary on other matters such as car parking standards and road-user charging.	SA Objectives 4 and 6 include accessibility to key services; SA Objective 20 includes sustainable transport.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
White Paper: The Future of Transport, a network for 2030 (July 2004)	http://www.dft.gov.uk/about/strategy/whitpapers/fot/	LDF to consider ways of addressing the objectives by complying with the Surrey Local Transport Plan 2.	Fund more than 50 Home Zones around England by April 2006, roll out travel school plans to every school in England by 2010, 20% reduction in emissions of carbon dioxide by 2010, to put the UK on path for a 80% reduction by 2050, by 2012, at least 600 new buses coming into operation each year will be clean, low-carbon vehicles.	SA Objectives 4 and 6 include accessibility to key services; SA Objective 20 includes sustainable transport. SA Objective 19 includes transport emissions.
White Paper on the Future of Transport: A Network for 2030 (July 2004)		LDF to support and facilitate sustainable travel networks.	A transport networks that can meet the needs of a growing economy and increasing demand for travel whilst meeting environmental objectives. A road network with reduced congestion. A fast, reliable and efficient rail network/service, particularly inter urban and commuting.	SA Objectives 4 and 6 include accessibility to key services; SA Objective 20 includes sustainable transport.
Urban White Paper 2000	http://www.communities.gov.uk/index.asp?id=1127167	LDF to support and facilitate the vision of the White Paper.	Vision of towns, cities and suburbs which offer a high quality of life and opportunity for all.	SA Objective 2 includes health and well being, SA Objectives 4 and 6 include accessibility to key services, SA Objective 13 includes sustainable design. Good design is an element of vibrant communities, SA Objective 4 although this subject is not specifically referenced in the SA Framework.
Rural White Paper - Our Countryside: The Future – A Fair Deal for Rural England 2000	http://www.defra.gov.uk/rural/ruralwp/default.htm	LDF to support and facilitate the vision of the White Paper.	Improved quality of life for everyone in the countryside. A living countryside, with thriving rural communities and access to high quality public services; a working countryside, with a prosperous and diverse economy, giving high and stable levels of employment; a protected countryside, in which the environment is sustained and enhanced, and which all can enjoy; and a vibrant countryside which can shape its own future.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including quality of life (SA Objective 3), communities (SA Objectives 4 and 6), access to services (SA Objectives 4, 6, 18 and 20) sustainable economic development (SA Objective 18), and landscape and biodiversity (SA Objectives 10 and 9).

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
England Rural Development Programme (South East)	www.defra.gov.uk	LDF to support and facilitate the Programme by responding to PPS7, the Proposed Changes to the draft South East Plan, the Surrey Countryside Strategy and the WBC Countryside Strategy.	A viable rural economy which supports a spectrum of lifestyles and protects and enhances the high quality and diverse environmental characteristics	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including quality of life (SA Objective 3), communities (SA Objectives 4 and 6), access to services (SA Objectives 4, 6, 18 and 20) sustainable economic development (SA Objective 18), and landscape and biodiversity (SA Objectives 10 and 9).
Rural Strategy 2004	www.defra.gov.uk	LDF to support and facilitate the Programme by responding to PPS7, the Proposed Changes to the draft South East Plan, the Surrey Countryside Strategy and the WBC Countryside Strategy.	Outlines three key priorities for rural policy: economic and social regeneration; social justice for all and enhancing the value of the countryside.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including quality of life (SA Objective 3), communities (SA Objectives 4 and 6), access to services (SA Objectives 4, 6, 18 and 20) sustainable economic development (SA Objective 18), and landscape and biodiversity (SA Objectives 10 and 9).
Natural Environment and Rural Communities Act 2006	http://www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1	LDF to conform with the Act.	Public authorities must have regard to the purpose of conserving biodiversity. Section 40 also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.'	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.
UK Climate Change Programme March 2006	http://www.defra.gov.uk/environment/climatechange/uk/ukccp/index.htm	LDF to consider ways of delivering the Climate Change Programme through a spatial interpretation of the Woking Borough Council Climate Change Strategy. Also see Climate Change Bill 2008.	Key principles include recognising the need to take a balanced and integrated approach across all sectors; enhance the UK's competitiveness; encourage technological innovation; promote social inclusion; reduce harm to health; and the need for constant review. The UK Strategy seeks to secure reductions in excess of the Kyoto Protocol targets. Also see the Climate Change Bill and WBC CC Strategy	SA Objective 12 includes addressing the causes and consequences of climate change.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Climate Change Bill 2008.	http://services.parliament.uk/bills/2007-08/climatechange.html		<p>The Climate Change Bill contains provisions that will set a legally binding target for reducing UK carbon dioxide emission by at least 26 per cent by 2020 and at least 60 per cent by 2050, compared to 1990 levels. Key areas</p> <ul style="list-style-type: none"> • Requires the Government to publish five yearly carbon budgets as from 2008 • Creates a Committee on Climate Change • Requires the Committee on Climate Change to advise the Government on the levels of carbon budgets to be set, the balance between domestic emissions reductions and the use of carbon credits, and whether the 2050 target should be increased • Places a duty on the Government to assess the risk to the UK from the impacts of climate change • Provides powers to establish trading schemes for the purpose of limiting greenhouse gas • Confers powers to create waste reduction pilot schemes • Amends the provisions of the Energy Act 2004 on renewable transport fuel obligations. 	SA Objective 12 includes addressing the causes and consequences of climate change.
Waste Strategy for England (2007)	www.defra.gov.uk	The LDF can support delivery of the Waste Strategy objectives by compliance with the Surrey Waste Plan, 2008 and implementation of the national timetable for the Code for Sustainable Homes and BREEAM.	Local authorities will be required to meet statutory performance targets (BVPIs) for recycling.	SA Objective 14 includes waste management.
The Air Quality Strategy for England, Scotland and Wales (2000)	www.defra.gov.uk	The LDF to support the implementation of the strategy by developing a spatial strategy and policies to ensure air quality can improve.	<p>Targets include Sulphur dioxide 20ug/m³; Nitrous oxides 30ug/m³; Particles (PM10) 40ug/m³; and Nitrogen dioxide 40ug/m³</p> <p>See Air Quality Management Report for details.</p>	SA Objectives 8, 12 and 19 include improving air quality. The Air Quality Management Report will inform SA.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Planning and Energy Act 2008	http://www.opsi.gov.uk/acts/acts2008/ukpga_20080021_en_1	The LDF gives Local Planning Authorities a mandate to include policies and proposals that will secure energy efficiency improvements in excess of Part L of the Building Regulations.	Reduction of CO ₂ , maintain reliability of energy supplies. a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development; (b) a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development; (c) development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.	SA Objective 16 includes energy efficiency and production.
Wildlife and Countryside Act (1991), as amended by the Countryside and Rights of Way Act (2000)		The LDF to include measures to protect designated sensitive areas and species to comply with the Act.	Imposes a duty under Section 28G on Borough Councils to conserve and enhance the designated flora and fauna of Sites of Special Scientific Interest (SSSI)	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.
Conservation (Natural Habitats, &c.) Regulations 1994.		LDF to consider ways of protecting and enhancing habitats and species to comply with Directive. Appropriate Assessment to inform the LDF.	The Government's Public Service Agreement target: 95% by area of Sites of Special Scientific Interest will be in favourable (or unfavourable recovering) condition by 2010. Screening required with respect to the need for Appropriate Assessment for all documents in the LDF.	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.

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PPS1 Delivering Sustainable Development (2005)	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPS1. Also see Sustainable Communities Act 2007, Surrey Sustainable Communities Strategy and Woking Sustainable Communities Strategy.	PPS1 sets the context for the incorporation in the LDF of measures to deliver sustainable communities. Measures to include: protect and enhance biodiversity; a clear vision for communities to secure enduring progress towards the UK's emissions targets, delivering zero carbon development and resilience to the climate change; positive planning to achieve sustainable development objectives and proactive management of development; transparent, accessible and accountable engagement with the community; enabling communities to integrate the wide range of activities relating to development and regeneration; prudent use of resources; communities which are inclusive, healthy, safe and crime free; improved access for all to jobs and facilities, particularly on foot, bicycle or public transport; promote efficient use of land through higher density, mixed use development and the use of previously-developed land and buildings.	The SA Framework reflects all the objectives of PPS1
Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1, 2007	http://www.communities.gov.uk/index.asp?id=1143104	LDF to comply fully with PPS1 Supplement. Also see WBC Climate Change Strategy.	The LDF to provide a framework that promotes and encourages renewable and low-carbon energy generation. Consider identifying suitable areas for renewable and low carbon energy sources and supporting infrastructure where this would help secure development of these sources; secure the highest viable standards of resource and energy efficiency and reduction in carbon emissions; patterns of urban growth that help secure the fullest possible use of sustainable energy; reduce the need to travel especially by car; sustain the distribution of habitats and species; reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and respond to the concerns of business.	The SA Framework reflects all the objectives of PPS1 Supplement.

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Planning Gain Supplement Consultation Draft 2005	http://www.communities.gov.uk/index.asp?id=1143104	Core Strategy to set the context and detail for use of Planning Obligations/Contributions through a Supplementary Planning Document. See Community Infrastructure Levy.	PGS to be calculated at the time of the full planning permission, the amount would be payable upon commencement of development. A significant majority of PGS revenues will be recycled directly to the local level for local priorities, but a proportion would be used to deliver regional as well as local infrastructure. An SPD can indicate the likely infrastructure requirements of new developments and provide guidance on standard formula.	SA Objective 4, 6 and 17 include the provision of infrastructure, services and facilities.
Circular 05/05	http://www.communities.gov.uk/index.asp?id=1143104	The LDF to consider the use of planning obligations as a means of ensuring the full impact of development is dealt with. The Planning Obligations SPD will consider the issue in greater detail. Also see Community Infrastructure Levy.	To make development acceptable where it might otherwise not be and where conditions can not secure this alone. Obligations must be relevant to planning, necessary, directly related and reasonable, not a betterment levy. Encourage joining-up across all public sector infrastructure providers; formulae and standard charges, standard agreements/undertakings, and unilateral undertakings. Scope covers affordable housing, mitigating the impact and providing community or other infrastructure. Plan led.	SA Objective 4, 6 and 17 include the provision of infrastructure, services and facilities.
Community Infrastructure Levy	http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevy	Further consideration needed.	Further consideration needed.	Further consideration needed.
Building a Better Environment: A guide for developers	http://publications.environment-agency.gov.uk/pdf/GETH1106BLNE-ee.pdf	The LDF can make reference to this document and/or the guidance therein so that developers will be able to use it as a starting point for managing the environmental issues affecting their site.	Gives developers practical advice on each of the environmental issues that may affect a site, from reducing flood risk through to creating green space.	SA Objective 15 includes water management, SA Objectives 2 and 9 wildlife and green space, SA Objective 3 flooding, SA Objective 8 air quality and SA Objective 14 waste management.

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Building a Greener Future: Towards Zero Carbon Development, December 2006	http://www.communities.gov.uk/index.asp?id=1505157	No status, but the Proposed Changes to the draft South East Plan, Policy CC4 identifies the national timetable as appropriate for the implementation of the Code for Sustainable Homes. Also see Energy Act 2008.	Secure reductions in emissions from the domestic sector through promoting energy efficiency and the production of energy from a renewable source with the overall aim of achieving zero carbon homes by 2016: timetable: By 2010 a 25% improvement in the energy/carbon performance set in building regulations will be required; By 2013 a 44% improvement; By 2016 all new housing will be zero carbon.	SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
Code for Sustainable Homes: A step-change in sustainable home building practice	http://www.planningportal.gov.uk/english/professionals/en/1115314116927.html	The Proposed Changes to the draft South East Plan, Policy CC4 identifies the national timetable as appropriate for the implementation of the Code for Sustainable Homes. Also see Energy Act 2008.	Sets minimum standards at each level of the code for energy/CO ₂ and water. Sets minimum standard at Code entry level for materials, surface water run-off and waste, biodiversity and healthy homes.	SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
PPG2 Green Belts (1995)	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPG2.	Reaffirms the specific purposes of including land in Green Belts, with slight modifications. Seek to specify objectives for the use of land in Green Belts; confirm Green Belts must be protected, advises on defining boundaries and on safeguarding land for longer-term development needs. Maintain the presumption against inappropriate development within Green Belts and refines the categories of appropriate development.	SA Objective 2 includes protection of open space, SA Objective 9 habitats/green space, and SA Objective 10 landscape.

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Planning Policy Statement 3: Housing	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPS3. The Proposed Changes to the draft South East Plan indicate that a review of the Green Belt may be necessary during the LDF plan period (2006 to 2026).	<p>Managed delivery of the housing and previously developed land targets within an overall strategy which identifies land for 15 years. Assess and demonstrate the extent to which plans fulfil the requirement for a five year rolling supply of deliverable land.</p> <p>Needs for housing to be informed by Strategic Housing Market Assessment and Strategic Housing Land Availability Assessment. High quality housing for all, mix of tenure and price, in all areas, and in suitable locations. A flexible, responsive supply of land with efficient and effective use of land. Reducing car dependence.</p> <p>The national annual target is for 60% on previously developed land. South East Plan to set a regional housing density target.</p>	SA Objective 1 includes the provision of quality housing for all and SA Objective 7 using previously developed land.
Circular 06/98 Planning and Affordable Housing		LDF to comply with Circular.	Policy for seeking an element of affordable housing on suitable sites. Affordable Housing to be attractive.	SA Objective 1 includes the provision of quality housing for all and SA Objective 6 improving accessibility to key services.
Delivering Affordable Housing, November 2006	http://www.communities.gov.uk/index.asp?id=1504795	The LDF to consider ways of delivering Affordable Housing to comply with the Proposed Changes to the draft South East Plan	Everyone should have the opportunity of a decent home, which they can afford, within a sustainable mixed community. Consider: provision of intermediate market housing, social rented housing, particularly family sized housing, developer contributions, grant funded products (e.g. HomeBuy), housing aimed at first time buyers, ambitious but realistic affordable housing targets and thresholds given site viability. A good mix of tenures on new developments.	SA Objective 1 includes the provision of quality housing for all and SA Objective 6 improving accessibility to key services.

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<p>Consultation Paper on new Planning Policy Statement 4: Planning for Sustainable Economic Development, December 2007</p>	<p>http://www.communities.gov.uk/publications/planningandbuilding/consultationeconomicdevelopment</p>	<p>LDF to fully comply with PPS4.</p>	<p>Ensure the economy is able to respond to rapid technological change and increased competition in the global economy, the challenges of global climate change and pressure on natural resources. Understand and take into account the need to remain competitive. Factor in the benefits of economic development alongside environmental and social factors. Development is to be in sustainable but continue to deliver the stability, jobs and growth that communities need. Ensure/promote a good range of sites, high quality sustainable development; sustainable travel choices; positively plan for the benefits that can accrue when certain types of businesses locate within proximity of each other; develop policies, in conjunction with the higher and further education sectors and other stakeholders; identify, protect and promote key distribution networks; avoid congestion and to preserve local amenity interests; a preference for office (B1a) development in or on the edge of town centres consistent with the sequential approach in Planning Policy Statement 6; promote mixed-use developments in appropriate locations; prioritise the use of previously developed land and encourage new uses for vacant or derelict buildings; take account of the changing spatial working patterns that advances in information and communication technologies allow; include a policy on tall buildings where this is justified by local circumstances; and car parking policies.</p>	<p>SA Objectives 17, 18 and 20 reflect sustainable economic growth, including the provision for economic development, employment, sustainable design and patterns of settlements, transport and education and skills.</p>

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PPS6 Planning for Town Centres (March 2005)	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPS6.	Plan for growth and growing town centres; the need to tackle social exclusion by ensuring access for all to a wide range of everyday goods and services; and the need to promote more sustainable patterns of development with less reliance on the car. Promote vitality and viability by planning for the growth and development of existing centres; and promoting and enhancing existing centres. Informed by Retail and Leisure Needs Assessment and the Employment Land Review. Consider higher density and mixed use developments in and adjoining town centres, with a diversity of uses encouraged including planning for the evening economy, distinguishing primary and secondary frontages and encouraging markets	SA Objectives 2, 4 and 6 include vitality of centres and accessibility to services.
Planning Policy Statement 7: Sustainable Development in Rural Areas, August 2004	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPS7.	Steer development in the countryside to benefit the economy whilst enhancing/maintaining the environment and preserve its natural resources, including protecting agricultural land. Raise quality of life and the environment in rural areas. Encourage good quality design throughout rural areas, utilising tools such as landscape character assessments.	Further consideration needed.
PPG8 Telecommunications (August 2001)	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPG8.	Overall objective is to facilitate the growth of new communications systems in order to provide people with a wider choice, while protecting human health and keeping environmental impact to a minimum.	Telecommunications are an important element of social inclusion (SA Objective 4) and social and economic infrastructure (SA Objectives 4 and 17), although this subject is not specifically referenced in the SA Framework.

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PPS9 Biodiversity and Geological Conservation (2005)	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPS9. Also see Surrey Biodiversity Action Plan.	Ensure the conservation and enhancement of the abundance and diversity of British Wildlife and its habitats, and to meet its international responsibilities and obligations for nature conservation. Contribute to urban renaissance by enhancing biodiversity in green spaces and among developments. Conserve, enhance and restore geological diversity. Identify relevant international, national and local nature conservation interests and designations. Design policies to provide for adequate development and economic growth whilst ensuring effective conservation of wildlife and the natural environment.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
Planning for Biodiversity and Geological Conservation: A Guide to Good Practice	http://www.communities.gov.uk/index.asp?id=1164839	LDF to facilitate delivery of the objectives through implementing the Thames Basin Heaths Area Based Delivery Strategy and the Woking BAP.	The document provides advice on practical implementation of PPS9 policy.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
PPS10 Planning for Sustainable Waste Management (2005)	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPS10. Local priorities and actions are set out in the Surrey Waste Plan, 2008 and the WBC Waste Strategy.	Recovery or disposal of waste without endangering human health or harming the environment and not compromising Green Belt policy. Ensure the layout and design of new development supports sustainable waste management. See also UK Waste Strategy.	SA Objective 14 includes waste management.
Planning for Suitable Waste Management: Companion Guide to Planning Policy Statement 10 (2006).	http://www.communities.gov.uk/publications/planningandbuilding/planning/sustainable	LDF to facilitate delivery of the objectives.	Sets out good practice guide for waste at the local level.	SA Objective 14 includes waste management.
PPS11 Regional Spatial Strategies (2004)	http://www.communities.gov.uk/index.asp?id=1143104	LDF to be in conformity with the South East Plan.	See Proposed Changes to the South East Plan.	The SA Framework reflects the objectives of the South East Plan and the Sustainable Community Strategy for Surrey.

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PPS12 Local Spatial Planning 2008	http://www.communities.gov.uk/index.asp?id=1143846	LDF to fully comply with PPS12. Also see Proposed Changes to the South East Plan and the Sustainable Communities Strategy for Surrey. The SCS for Woking will provide further guidance.	<p>The Core Strategy vision should be in general conformity with the Proposed Changes to the South East Plan and it should closely relate to the SCS. Core strategies may allocate strategic sites for development where these are central to achievement of the strategy. Progress on the core strategy should not be held up by inclusion of non strategic sites. The core strategy should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution. This evidence should cover who will provide the infrastructure and when it will be provided. The core strategy should draw on and in parallel influence any strategies and investment plans of the local authority and other organisations. Local authorities should explore and exploit opportunities for joint working on core strategies.</p> <p>Area Action Plans can be used to deliver planned growth areas; stimulate regeneration; protect areas particularly sensitive to change; resolve conflicting objectives in areas subject to development pressures; or focus the delivery of area based regeneration initiatives. A planning authority may prepare Supplementary Planning Documents to provide greater detail on the policies in its DPDs. SPDs should not be prepared with the aim of avoiding the need for the examination of policy which should be examined. Supplementary guidance to assist the delivery of development may be prepared by a government agency, Regional Planning Body or a County Council or other body.</p> <p>PPS12 strongly encourages integrated community engagement on planning with other Council functions.</p>	The SA Framework reflects the objectives of the South East Plan and the Sustainable Community Strategy for Surrey.

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PPG13 Transport, 2001	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPG13 and support delivery of the Surrey Local Transport Plan 2, 2006/07 to 2010/11	Promote more sustainable transport choices for people and freight; accessibility to jobs, shopping, leisure facilities. Reduce the need to travel, especially by car and locate new development in places which can be served by public transport, cycling and walking. Parking policies should be used, alongside other planning and transport measures, to promote sustainable transport choices and reduce reliance on the car.	SA Objectives 4 and 6 include accessibility to key services; SA Objective 20 includes sustainable transport. SA Objective 19 includes transport emissions.
PPS 5 Planning for the Historic Environment, 2010	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPG15.	Protect the historic environment, listed buildings, conservation areas parks and gardens and the wider historic environment. Clearly set out factors to be taken in to consideration when dealing with an applications effect on the historic environment. The physical survivals of the past are to be valued and protected for their own sake.	SA Objective 10 includes the historic environment.
The Historic Environment: A Force for Our Future (DCMS, Dec. 2001)	http://www.english-heritage.org.uk/services/show/nav.1448	LDF to facilitate delivery of the objectives.	The historic environment as an inspiring education resource, more attractive towns and cities, a prosperous and sustainable countryside, world class tourist attractions, and employment. The report contains a number of recommendations, for Government itself, for the heritage sector, and for local authorities.	SA Objective 10 includes the historic environment. The Sustainability Baseline Report (Appendix 2) includes Listed Buildings, SAMs and Conservation Area Appraisals as indicators.
PPG17 Planning for Open Space, Sport and Recreation, July 2002	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPG17. See WBC PPG17 Audit.	Seek to support urban renewal, promote social inclusion and community cohesion, and health and well-being; promote more sustainable development – open spaces, sports and recreational facilities. Informed by an audit of all open space, sport and recreation facilities. Supporting an urban renaissance.	SA Objective 2 includes access to leisure open space.
PPG19 Outdoor Advertisement Control (1992)	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPG19.	Balancing the commercial need for outdoor advertising with visual amenity and public safety.	SA Objective 10 includes enhancing the landscape and built environment.

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PPS22 Renewable Energy, August 2004	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPS22.	Prudent use of natural resources and contributing to energy needs, ensuring all homes are adequately and affordably heated. Providing new sources of energy in remote areas and jobs directly related to renewable energy developments, new technologies. Consider the opportunity for incorporating renewable energy projects in all new developments, and that local planning authorities should specifically encourage such schemes through positively expressed policies in local development documents. Regional targets for renewable energy, buffer zones, and an emphasis on clear, criteria based policies for use in regional planning guidance and development plans. See South East Plan for detailed objectives and targets.	SA Objective 16 includes renewable energy.
Planning for Renewable Energy, A Companion Guide to Planning Policy Statement 22 (ODPM 2004)	http://www.communities.gov.uk/publications/planningandbuilding/planningrenewable	LDF to facilitate delivery of the objectives.	Encourages the appropriate development of renewable energy schemes. Also acts as a follow on from the requirements in the Energy White Paper.	SA Objective 16 includes renewable energy.

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PPS23 Planning and Pollution Control (2004)	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPS23.	A strategic approach to integrate land use planning with plans and strategies for the control, mitigation and removal of pollution to air, water and land. Policies to take a long-term perspective, account of costs and benefits, respect environmental limits, apply the precautionary principle, use scientific knowledge. Procedures based on transparency, access to information, effective participation by stakeholders and access to justice. Polluter pays. Prevent pollution at source, protection of most vulnerable environments, minimise risk to human health, encourage the use of the most advanced technical solutions that can be cost-effectively applied. Reuse of previously developed land in preference to Greenfield sites. Polluting activities that are necessary for society and the economy should be so sited and planned to minimise/contain adverse effects within acceptable limits. Opportunities to use the development process to assist/encourage the remediation of contaminated land.	SA Objective 7 using previously developed land; SA Objectives 8, 12 and 19 include improving air quality; SA Objective 15 includes protection of the water environment and sustainable management of water resources
Planning Policy Statement 23: Planning and Pollution Control, Annex 1: Planning Control, Air and Water Quality (ODPM 2004)	http://www.communities.gov.uk/publications/planningandbuilding/pps23annex1	LDF to facilitate delivery of the objectives.	A background to the Pollution Control legislation, its interactions with the planning system and how these interactions are dealt with in planning.	SA Objective 7 using previously developed land; SA Objectives 8, 12 and 19 include improving air quality; SA Objective 15 includes protection of the water environment and sustainable management of water resources
Planning Policy Statement 23: Planning and Pollution Control, Annex 2: Development on Land Affected by Contamination (ODPM 2004)	http://www.communities.gov.uk/publications/planningandbuilding/pps23annex2	LDF to facilitate delivery of the objectives.	Provides advice on the issues relevant to development and use of land that may be affected by contamination and the extent of controls operated through planning and environmental legislation.	SA Objective 7 using previously developed land; SA Objectives 8, 12 and 19 include improving air quality; SA Objective 15 includes protection of the water environment and sustainable management of water resources
PPG24 Planning and Noise, August 1994	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPG24.	Consider practicality to control or reduce noise levels, or to mitigate through the use of contributions or planning obligations. New development involving noisy activities should, if possible, be sited away from noise-sensitive land uses. Defines Noise Exposure Categories.	Noise is an element of health and well being, SA Objective 2, although this subject is not specifically referenced in the SA Framework.

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PPS25: Development and Flood Risk (updated 2010)	http://www.communities.gov.uk/index.asp?id=1143104	LDF to fully comply with PPS25.	Strategy and Policies to clarify how sequential approach and exceptions test to be applied. Applicants to prepare a Flood Risk Assessment on sites above 1 ha in flood zone 1 (possibility of flooding is less than 1 in 1,000 chance a year) and on all sites, whatever size, in flood zones 2 and 3. Proposals to extend the Environment Agency's (EA) statutory consultee role regarding flood risk on developments. A greater importance placed on the use of Sustainable Drainage Systems.	SA Objective 3 includes reducing the risk of flooding; SA Objective 12 includes addressing the consequences of climate change, SA Objective 14 sustainable management of water resources.
Planning Policy Statement 25: Development and Flood Risk Practice Guide (Dec 2009).	http://www.communities.gov.uk/publications/planningandbuilding/pps25guideupdate	LDF to facilitate delivery of the objectives.	The Practice Guide further develops the appraisal, management and reduction of flood risk outlined in PPS25	SA Objective 3 includes reducing the risk of flooding; SA Objective 12 includes addressing the consequences of climate change, SA Objective 14 sustainable management of water resources.
Children (Leaving Care) Act, 2000	http://www.opsi.gov.uk/acts/acts2000/2000035.htm	LDF to facilitate delivery of the objectives.	Ensure that young people do not leave care until they are ready and receive effective support and accommodation once they have left.	Through better integration with sustainability appraisal of the Sustainable Community Strategy.
National Cancer Plan (2000)	http://www.dh.gov.uk/en/Policyandguidance/Healthandsocialcaretopics/Cancer/index.htm	LDF to support and facilitate health care provision and special needs housing.	Reduce death rates and improve prospects of survival and quality of life for cancer sufferers. Commitment to addressing health inequalities.	SA Objective 2 includes health and well being.
Circular 18/94 – Gypsy Sites Policy and Unauthorised Camping	http://www.communities.gov.uk/index.asp?id=1163380	LDF to meet housing needs for the whole community.	Clarifies powers to control unauthorised camping under the Criminal Justice and Public Order Act 1994. Offers guidance on obligations under other legislation (Children Act 1989, Housing Act 1985).	SA Objective 1 includes meeting the housing needs of the community.
Gypsy and Traveller Circular 01/2006	http://www.communities.gov.uk/index.asp?id=1163380	LDF to meet housing needs for the whole community.	Carryout a gypsy & travellers' accommodation assessment.	SA Objective 1 includes meeting the housing needs of the community.

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Circular 04/07: Planning for Travelling Show People	http://www.communities.gov.uk/index.asp?id=1505792	LDF to meet housing needs for the whole community.	Increase the number of travelling show people's sites in appropriate locations; recognise, protect and facilitate the traditional way of life of Travelling Showpeople; underline the importance of assessing needs; to ensure that DPDs include fair, realistic and inclusive policies and ensure that identified need is dealt with fairly and effectively; to help to avoid travelling showpeople becoming homeless through eviction from unauthorised sites without an alternative to move to.	SA Objective 1 includes meeting the housing needs of the community.
Partial review of the South East Plan: Gypsy, Traveller and Travelling Show People		LDF to meet housing needs for the whole community.	Provision of 10 pitches between 2006 and 2016, a further 12 between 2016 and 2026, and 1 plot for Travelling Showpeople.	SA Objective 1 includes meeting the housing needs of the community.
Circular 11/95 Use of Planning Conditions	http://www.communities.gov.uk/index.asp?id=1144452	LDF to facilitate and support the timely delivery of infrastructure.	Covers transport, retail development, contaminated land, noise and affordable housing. Contains additional advice concerning design and landscape. Takes account of court decisions and includes an expanded Appendix containing model conditions.	SA Objectives 4 and 18 include the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is an element of health and well being, SA Objective 2, although this subject is not specifically referenced in the SA Framework; SA Objectives 4 and 6 include accessibility to key services; SA Objective 20 includes sustainable transport; SA Objective 11 includes contaminated land.
Circular 06/04 Compulsory Purchase and the Crichel Down Rules	http://www.communities.gov.uk/index.asp?id=1162557	Consider the provisions of this Circular where dealing with CPO.	How to use compulsory purchase powers to best effect. Crichel Down Rules apply to surplus Government land which was acquired by, or under the threat of, compulsion should be offered back to former owners, their successors, or to sitting tenants.	No issues for SA.

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Human Rights Act (1998)	www.hmsso.gov.uk	LDF to be prepared and include appropriate provisions which do not violate Human Rights.	Public authorities have an obligation to act compatibly with Convention rights. People have the right to take court proceedings if they think that their Convention rights have been breached.	SA Objective 5 includes public engagement. Consultation on the Scoping Report and the Sustainability Appraisal Report.
Water Act (2003)	www.hsmo.gov.uk	LDF to facilitate sustainable management of the water environment and water resources.	The Act aims to improve protection of the environment and to provide a more flexible process of regulation in respect of water resources.	SA Objective 15 includes protection of the water environment and sustainable management of water resources.
The Strategy for Sustainable Farming and Food (2002)	http://www.defra.gov.uk/farm/policy/sustainable/index.htm	LDF to support farming interests.	The strategy aims to bring processors, manufacturers, caterers and retailers together to produce safe, healthy products and ensure all customers have access to nutritious food; support the viability and diversity of rural and urban economies and communities; whilst achieving consistently high standards of environmental performance; and sustain the resource available for growing food and supplying other public benefits over time, except where alternative land uses are essential to meet other needs of society.	SA Objective 11 includes protection of the best agricultural land and SA Objective 13 using sustainably produced and local products.
The UK Biodiversity Action Plan	http://www.ukbap.org.uk/	LDF to support local BAPs and HAPs	A detailed plan for the protection and enhancement of biodiversity resources. Seeks to increase public awareness of, and involvement in, conserving biodiversity; and to contribute to the conservation of biodiversity on a European and global scale.	SA Objective 9 includes biodiversity.

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Working with the Grain of Nature: a Biodiversity Strategy for England (Defra, 2002)	http://www.defra.gov.uk/wildlife-countryside/biodiversity/biostrat/index.htm	LDF to protect habitats and facilitate and support enhancement of biodiversity.	Sets out a series of actions to make biodiversity a fundamental consideration in agriculture, water, woodland, marine and coastal management & urban areas. <ul style="list-style-type: none"> To care for our natural heritage To make the countryside attractive and enjoyable for all Reversing the long-term decline in the number of farmland birds by 2020, as measured against underlying trends Bringing into favourable condition by 2010 95% of all nationally important wildlife sites 	SA Objective 9 includes biodiversity.
Safer Places, the Planning System and Crime Prevention (February 2004)	http://www.crimereduction.gov.uk/activecommunities/activecommunities61.htm	LDF to further the aims of reducing and preventing crime.	Guidance on how to create well-designed, sustainable places. Promotes good planning, and its particular role in tackling crime and the fear of crime. Seeks to prompt innovative, flexible thinking and effective working between the developer, designers, police and local planning authority.	SA Objective 4 includes safe communities.
Secured by Design	www.securedbydesign.org.uk	LDF to further the aims of reducing and preventing crime.	Encourages design which seeks to ensure appropriate surveillance, landscaping, lighting, street furniture, footpaths, access and parking such that opportunities for crime are limited and provides advice with respect to how windows, doors and locks should be fitted to prevent crime.	SA Objective 4 includes safe communities.
Manual for Streets, March 2007	http://www.manualforstreets.org.uk/	LDF to support increasing the quality of life through good design and more people-orientated streets.	Guidance to encourage good design which increases the quality of life. Covers layout, quality and materials, user needs, parking, signage, street furniture and lighting.	SA Objective 4 includes safe communities; SA Objective 6 vitality of communities. SA Objective 13 sustainable design.
The Planning Response to Climate Change (2004)	http://www.communities.gov.uk/index.asp?id=1503781	LDF to facilitate meeting Climate Change objectives. See Climate Change Bill and Woking Climate Change Strategy.	Seeks to provide planning professionals with an overview of the current thinking and state of knowledge on the planning response to climate change. It is recognised that planning practice on adaptation to climate change impacts is still developing.	SA Objective 12 includes addressing the causes and consequences of climate change.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
The Water Resource Strategy for England and Wales (Environment Agency 2009).	http://publications.environment-agency.gov.uk/pdf/GEHO0309BPKX-E-E.pdf	LDF to facilitate sustainable management of the water environment and water resources.	Manage water resources in a way that causes no long-term degradation to the environment; and ensure that water is available to those who need it, and that it is used wisely by all	SA Objective 15 includes protection of the water environment and sustainable management of water resources
Planning for Suitable Waste Management: Companion Guide to Planning Policy Statement 10(2006).				
Employment Land Reviews (December 2004)	http://www.communities.gov.uk/index.asp?id=1502071	LDF to be informed by Employment Land Review.	Guidance to help LA to assess the demand for and supply of land for employment and the suitability of sites for employment development.	SA Framework to include employment land. SA to be informed by Employment Land Review.
National Public Service Agreement (PSA) targets for SSSI's		LDF to facilitate and support meeting PSA targets.	Reversing the long term decline in the number of farmland birds by 2020; Bringing in favourable condition 95 per cent of all nationally important wildlife sites by 2010.	SA Framework to cover designated habitats and biodiversity.
Ancient Monuments and Archaeological Areas Act 1979	http://www.culture.gov.uk/	LDF to protect nationally important archaeological sites.	Nationally important archaeological sites to be statutorily protected as Scheduled Ancient Monuments	SA Objective 10 includes archaeology.
Planning (Listed Building and Conservation Areas) Act	http://www.opsi.gov.uk/ACTS/acts1990/Ukpga_19900009_en_1.htm	LDF to protect listed buildings and Conservation Areas.	Buildings which are listed or which lie within a conservation area are protected by law.	SA Objective 10 includes historic buildings and designated sites/buildings.
River Basin Management Plan (RBMP)		LDF to facilitate and support delivery of River Basin Management Plans.	Safeguard the sustainable use of water; protect and restore the status of aquatic ecosystems; improve aquatic environments by the reduction of hazardous substances; reduce groundwater pollution; and help mitigate the effects of floods and droughts.	SA Objective 3 includes reducing the risk of flooding; SA Objective 15 includes protection of the water environment and sustainable management of water resources
Mineral Planning Guidance Notes	http://www.communities.gov.uk/index.asp?id=1143104	LDFs to support Surrey Minerals Local Plan	Government policy on mineral extraction	SA Objective 13 includes reducing the impact of consumption of resources by using sustainably produced and local products.

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Mineral Policy Statements	http://www.communities.gov.uk/planningandbuilding/planningpolicyguidance/mineralsandwaste/mineralpolicystatements/mineralspolicystatements/	LDFs to support Surrey Minerals Plan	Government policy on mineral extraction	SA Objective 13 includes reducing the impact of consumption of resources by using sustainably produced and local products.
Draft Flood and Water Management Bill (to be enacted by June 2010).	http://www.official-documents.gov.uk/document/cm75/7582/7582.pdf	LDF to meet the legal obligations of the Bill once it has been enacted (expected June 2010).	Better security for people and their property from the risk of flooding by creating clearer structures and responsibilities for managing risk. Better service for people through new ways of delivering major infrastructure projects, better protection essential water supplier and improved complaints and enforcement procedures. And greater sustainability by helping people and their communities adapt to climate change and its effects, encouraging sustainable drainage systems and protecting water resources and improved water quality.	SA Objective 3 includes reducing the risk of flooding; SA Objective 15 includes protection of the water environment and sustainable management of water resources
Food Matters: Towards a Strategy for the 21st Century	http://www.cabinetoffice.gov.uk/strategy/work_areas/food_policy.aspx	LDF to support a sustainable food system.	Reviews the main trends in food production and consumption in the UK and to analyse the implications of those trends for the economy, society and the environment. The document also assesses the robustness of the current policy framework for food; and to determine what the objectives of future food strategy should be and the measures needed to achieve them.	SA Objective 11 includes protection of the best agricultural land and SA Objective 13 using sustainably produced and local products.
Prosperity without Growth? - The transition to a sustainable economy	http://www.sd-commission.org.uk/publications/downloads/prosperity_without_growth_report.pdf	LDF to support a sustainable economy.	Better economic system to avoid the shocks and negative impacts associated with the UK's reliance on growth. Calls on national leaders to adopt a 12-step plan to make the transition to a fair, sustainable, low-carbon economy.	SA Objectives 17, 18 and 20 reflect sustainable economic growth, including the provision for economic development, employment, sustainable design and patterns of settlements, transport and education and skills.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
The Climate Change Act (2008)	http://www.defra.gov.uk/environment/climate/legislation/index.htm	LDF to facilitate delivery of the objectives.	The Act creates a long-term framework for the reduction on the UK's carbon dioxide emissions to between 26-32% below 1990 levels by 2020 and at least 80% by 2050. In addition the Act introduces a system of five-year carbon budgets, which set binding limits on CO ₂ emissions and ensure that every year's emissions count. Three successive budgets (set 15 years ahead) will always be in law. The Act also introduces a Committee on Climate Change in an advisory role to the Government	SA Objective 12 includes addressing the causes and consequences of climate change.
Delivering a Sustainable Transport System (2008)	http://www.dft.gov.uk/about/strategy/transportstrategy/dasts/	LDF to support the delivery of the key transport goals.	Focuses on the delivery of five broad key goals for transport identified in 'Towards a Sustainable Transport System' report. It particularly concentrates on the challenge of delivering strong economic growth while at the same time reducing greenhouse gas emissions. Outlines key components of the UK's transport infrastructure, discusses the problems of long-term planning in relation to uncertain future demand. It also sets out the first steps of the future plans for investment to 2014 and beyond.	SA Objective 20 includes sustainable transport
Regional				
Regional Planning Guidance (RPG9, 2001)	Superseded by RSS (see below)	LDFs to build on the South East Plan (see below)	Regional framework for preparation of local authority development plans. Consistent with and builds on national sustainability objectives.	SA to take Sustainability Appraisal Report of South East Plan into account.
The South East Plan (May 2009)	http://www.southeast.gov.uk/southeastplan/	The South East Plan sets the regional context and targets for the LDF.	The South East Plan provides a framework for the vision and objectives of the LDF, including housing, employment land, climate change, the Green belts, infrastructure, biodiversity, health and education. The detail and importance of the Plan warrants a more expanded summary which is set out overleaf.	The SA Framework includes all the issues identified in the South East Plan and the targets have been incorporated into the Sustainability Baseline Report (Appendix 2)

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			<p>The South East Plan: London Fringe sub-region policy focus is for growth respecting and maintaining the general pattern of settlement and undeveloped areas through the protection of the region's identified Green Belts and supporting the vitality and character of the region's rural areas whilst protecting the valuable natural assets of the region. A possible need is identified to review the Green Belt boundary to the south of Woking if the Borough's housing allocation cannot be met from within the existing built-up area.</p> <p>Woking is designated as a regional hub and identified as a centre for significant change with reference made to activities and facilities available at Guildford. The main focus for development will be urban areas in order to foster accessibility to employment, housing, retail and other services, and reduce the need for unnecessary travel. The LDF should seek to rebalance the transport system in favour of sustainable modes based on an integrated package of measures.</p> <p>The Plan promotes the timely provision of infrastructure, the application of policies to mitigate and adapt to the current and forecast effects of climate change and a sustained programme of action to help stabilise the South East's ecological footprint by 2016 and reduce it by 2026. Local authorities and their partners are required to work together to plan, provide and manage connected and substantial networks of accessible multi-functional green space. The Plan promotes sustainable economic growth and that the regional economy contributes fully to the UK's long term competitiveness. The economic potential of Heathrow and Gatwick airports is to be promoted (within current agreed levels of growth) and transport, skills and environmental constraints are to be addressed to maximise business development opportunities in the surrounding areas. If the stock of employment land is judged to be insufficient, new areas of employment land will need to be allocated in development plan documents as part of the sustainable urban extensions.</p> <p>To protect the natural environment, local authorities are required to ensure compatibility with River Basin Management Plans, water company asset management plans, the Environment Agency's Regional Water Resources Strategy and Catchment Management Strategies, ground water vulnerability maps and ground water source protection zones. In determining planning applications to undertake a series of actions to ensure that water quality is maintained and enhanced through avoiding adverse effects of development on the water environment. Inappropriate development should not be allocated or permitted in flood zones 2 and 3, areas at risk of surface water flooding (critical drainage areas) or areas with a history of groundwater flooding or where it would increase flood risk elsewhere, unless there is over-riding need and absence of suitable alternatives. New residential development that is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area will be required to demonstrate that adequate measures are put in place to avoid potential adverse effects. Protect and enhance the diversity and local distinctiveness of the landscape, informed by a landscape character assessment</p> <p>Local planning authorities are required to work closely with the various Hospital, Primary Care, Mental Health and Learning Disabilities Trusts responsible for providing health services to ensure the provision of additional and reconfigured health and social care facilities to meet the anticipated primary care needs of communities. With respect to education, the requirement is to ensure the adequate provision of pre-school, school and community learning facilities.</p> <p>Targets:</p> <ul style="list-style-type: none"> • 292 dwellings per year, 5840 2006 to 2026 • at least 60% of all new development on previously developed land • reduce the region's carbon dioxide emissions by at least 20% below 1990 levels by 2010 and by at least 25% below 1990 levels by 2015 • flexible supply of employment land • 40% of all new housing in the sub-region should be affordable • overall regional target of 40 dwellings per hectare • new developments of more than 10 dwellings or 1000 sq.m. of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon resources 	

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Regional Economic Strategy (RES, 2002)	http://www.seeda.co.uk/res/	LDF to facilitate and support delivery of the RES.	Formulated by SEEDA a 10 year framework for the delivery of the economic aspects of the RSDf states five objectives for the RES: competitive business, successful people, vibrant communities, effective infrastructure and sustainable use of natural resources. Key issues are tackling areas of disadvantage and to build on the strengths of its better performing areas; traffic congestion; and affordable housing.	SA Objectives 17, 18 and 20 reflect sustainable economic growth, including the provision for economic development, employment, sustainable design and patterns of settlements, transport and education and skills.
Regional Transport Strategy	http://www.southeast-ra.gov.uk/publications/strategies/transport.html	LDF to facilitate and support delivery of the Regional transport Strategy.	Ensure that the investment programmes of local authorities, transport providers and other key stakeholders in the transport sector complement and support the wider regional objective of delivering a more sustainable pattern of development. Key issues include developing the network of regional hubs and spokes; facilitating urban renewal and urban renaissance as a means of achieving a more sustainable pattern of development; supporting the region's gateway function. Implement relevant parts of the Local Transport Plan 2.	SA Objectives 4 and 6 include accessibility to key services; SA Objective 20 includes sustainable transport.
Regional Housing Strategy	http://www.gose.gov.uk/gose/peopleSusComms/housing/housingBoard/	LDF to facilitate and support delivery of the Regional Housing Strategy.	Five key themes: overall housing supply; affordability; regeneration and renewal; homelessness and supported housing; quality and sustainability of the housing stock. Key issues include a significant shift towards social rented housing, support for making decent all social housing stock and improve the quality of private sector housing, particularly when occupied by vulnerable households.	SA Objective 1 includes the provision of quality housing for all

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Regional Sustainable Development Framework	http://www.southeast.gov.uk/our_work/planning/sus_dev/download.html	LDF to facilitate and support delivery of the strategy	An over-arching integrated policy document, to guide and help in the monitoring of the quality of life within the region, including objectives, targets and indicators. <ul style="list-style-type: none"> everyone has the opportunity of a decent and affordable home improve the health and well-being of the population and reduce inequalities in health reduce poverty and social exclusion stimulate economic revival in priority regeneration areas raise educational and achievement levels and develop opportunities for everyone to acquire the skills needed to find and remain in work reduce crime and the fear of crime create and sustain vibrant communities encourage the development of, and participation in, cultural, creative and sporting activity, and a buoyant sustainable environment 	SA Objective 1 includes the provision of quality housing for all; SA Objective 2 health and well being; SA Objectives 4 and 6 social inclusion; SA Objective 13, 14 and 16 include energy efficiency; SA Objective 15 includes protection of the water environment and sustainable management of water resources; SA Objectives 16 and 17 specifically refer to the Code for Sustainable Homes and BREEAM; SA Objective; SA Objective 17 includes improving skills and education.
South East Region Social Inclusion Statement (2002)	http://www.southeast.gov.uk/our_work/planning/social_inc/statement.html	LDF to seek to deliver improvement to areas of deprivation and support social inclusion.	Tackling social exclusion through commitment to various regional organisations and agencies to making social inclusion a priority. Reduce the gap between the 119 most deprived wards and the rest of the region by 10% by 2010.	SA Objectives 4 and 6 include social inclusion.
Rural Tourism in the South East. A Strategy for Future Action (A Consultation Draft)	http://www.seeda.co.uk/Work_in_the_Region/Rural_Issues/tourism/	LDF to support and facilitate tourism in rural areas.	Strategy recognises the rural assets in the region and advises how set out priorities for action, looking ahead over the next 5 years.	Tourism is an important element of sustainable economic growth (SA Objective 18), although there is no specific reference to the issue.
Revisions to RPG9: Destination South East, November 2004 (Chapter 14, RPG9: Tourism and Related Sport and Recreation)	http://www.gose.gov.uk/gose/ourRegion/regionalStrats/	LDF to support delivery of objectives.	Aims to deliver a diverse and higher value tourism sector that plays an enhanced role in the sustainable development of the region: Providing a greater variety of jobs and support for urban renaissance and regeneration. Helping to diversify and develop further the rural economy whilst underpinning and promoting environmental quality and local distinctiveness in town and country and generating community benefits to enhance quality of life for all social groups.	Tourism is a specific element of sustainable economic growth (SA Objective 18), although there is no specific reference to the issue; SA Objective 2 includes health and well being.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Revisions to RPG9: Strategy for Energy Efficiency and Renewable Energy (Chapter 10, RPG9)	http://www.gose.gov.uk/gose/ourRegion/regionalStrats/	LDF to support delivery of objectives.	Promote more sustainable pattern of energy use and generation while ensuring that development does not harm the region's environment or quality of life of its people. Encourage developers to submit an assessment of a developments energy demand; Attainment of high energy efficiency ratings in all new development through the use of best practice (BREEAM, NHER); Incorporation of renewable energy sources; Active promotion of energy efficiency and use of renewable energy sources.	SA Objective 16 includes energy efficiency and production.
Regional Forestry Framework 'Seeing the Woods for the Trees: A forestry and woodlands framework for South East England' (2004)	http://www.forestry.gov.uk/seeingthewoodforthetrees	LDF to support and facilitate delivery of the objectives.	A framework for South East England for the future development of woodlands and forestry: trees and woodland supporting the development of sustainable communities, people's improved health through visiting woodlands & greater use for community activities; enhancing and protecting the region's environment; and realising the economic value of woodland products, playing a greater role in attracting tourism, and other economic activity	Woodland is an important element of health and well being (SA Objective 2), biodiversity (SA Objective 9), and sustainable economic growth (SA Objective 18), although there is no specific reference to the issue in the SA Framework.
South East Green Infrastructure (June 2009)	http://www.gos.gov.uk/497648/docs/171301/SEGIFramework.finaljul09.pdf	LDF to support and facilitate delivery of the objectives.	A toolkit to help put policy into practice. It shows that the benefits of green space reach beyond that of simply providing places in which to relax, play and unwind; they perform a multitude of other functions – as important habitats for wildlife, managing flood water and helping to fight the effects of climate change.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments
The Thames Catchments Flood Management Plan (July 2008)	http://www.environment-agency.gov.uk/research/planning/114391.aspx	LDF to support and facilitate delivery of the objectives.	Shows the range of broad policy options of managing flood risk in the Thames Region. The following policy options apply for WBC: 1. Addlestone Bourne, Cut and Emm Brook Policy unit 2. Byfleet and Weybridge Policy unit 3. Hoe Stream Policy unit and The Rural Wey Policy unit	SA Objective 3 includes reducing the risk of flooding; SA Objective 15 includes protection of the water environment and sustainable management of water resources
Groundwater Protection: Policy and Practice (GP3)	http://www.environment-agency.gov.uk/research/library/publications/40741.aspx	LDF to support and facilitate delivery of the objectives	Outlines policies and how they relate to acceptable developments in different locations. The primary priority is the protection of groundwater within designated Source Protection Zones (SPZ) as it is used to supply water for human consumption.	SA Objective 15 includes protection of the water environment and sustainable management of water resources

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The Cultural Agenda: realising the cultural strategy of the South East (Nov. 2002)	http://www.gov.uk/gose/ourRegion/regionalStrats/	LDF to support and facilitate delivery of the objectives	Promote a central role for the cultural sector in the region: urban and rural renaissance, sustainable development, better public understanding, social inclusion, education and knowledge, the skills and training needs of the sector, excellence in design.	SA Objective 10 includes enhancement of cultural assets.
Action for Biodiversity in the South East (2001)	http://www.gov.uk/gose/ourRegion/regionalStrats/	LDF to support and facilitate delivery of the objectives	Protect and enhance Surrey's wildlife; halt declines and restore biodiversity to a more sustainable condition.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
By Design, Urban Design in the Planning System – towards better practice	http://www.cabe.org.uk/default.aspx?contentid=446	LDF to facilitate delivery of high quality design.	Encourage better design, stimulate thinking about urban design; encourage the notion that careful assessments of places, well-drafted policies, well-designed proposals, robust decision-making and a collaborative approach are needed throughout the country if better places are to be created.	Good design is an element of vibrant communities, SA Objective 4, although this subject is not specifically referenced in the SA Framework.
Unlocking the Potential of the Rural Urban Fringe (Countryside Agency/Groundwork)	http://www.naturalengland.org.uk/	LDF to support and facilitate delivery of the objectives	To aim for a rural urban fringe that is attractive, accessible, diverse and multi-functional. It serves the needs of both urban and rural communities, strengthens the links between town and country, and contributes fully towards sustainable development.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including quality of life (SA Objective 3), communities (SA Objectives 4 and 6), access to services (SA Objectives 4, 6, 18 and 20) sustainable economic development (SA Objective 18), and landscape and biodiversity (SA Objectives 10 and 9).
Power of Place: The Future of the Historic Environment (The Historic Environment Review Steering Group, 2000)	http://www.english-heritage.org.uk/services/show/nav.1303	LDF to protect and enhance the historic environment. Improving accessibility and understanding.	The future of England's historic environment, its role in people's lives and its contribution to the cultural and economic well being of the nation. With proper understanding and sensitive and open management, there can be desirable change without losing the places we value.	SA Objective 10 includes the historic environment.

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Save Our Streets (English Heritage, Women's Institute, 2004)	http://www.english-heritage.org.uk/services/show/nav.8680	Policies to enhance built environment landscape.	To restore dignity and character to our historic streets. Removing the blight of unnecessary signs, poles, bollards, barriers, hotchpotch paving schemes and obtrusive road markings.	SA Objective 10 includes the historic environment.
Accessibility Planning (September 2004)	http://www.dft.gov.uk/pgr/regional/ltp/accessibility/	LDF to support and facilitate delivery of Surrey LTP 2.	Show how accessibility considerations are to be incorporated into wider policy and scheme and delivery in both transport and non-transport sectors Improve accessibility for all with a focus on accessibility to employment, learning, health care, and food shops together with other services and opportunities of local importance.	SA Objectives 4 and 6 include accessibility to key services; SA Objective 20 includes sustainable transport.
County				
Surrey Waste Plan 2008	www.surreycc.gov.uk	The Surrey Waste Plan forms part of the LDF.	Sets out policies for the use of land for the handling, treatment and disposal of waste arising in or brought into the County, including identifying sites. Waste management practices which are consistent with the principles of sustainable development and the waste hierarchy.	SA Objective 14 includes waste management.
Surrey Rural Strategy (2003)	www.surreycc.gov.uk	LDF to facilitate and support delivery of rural strategies.	Promote thriving rural communities with a high level of self reliance and access to high quality public services, diverse and vibrant rural economy; conserve the rural environment in and enhance biodiversity. Enable local people and visitors to enjoy leisure and recreation. Ensure active participation with actions to sustain communities.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including quality of life (SA Objective 2), communities (SA Objectives 4 and 6), access to services (SA Objectives 4, 6, 18 and 20) sustainable economic development (SA Objective 18), and landscape and biodiversity (SA Objectives 10 and 9).

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Local Transport Plan 2 (2006-2011)	www.surreycc.gov.uk	SLTP2 forms part of the LDF for Surrey. LDF to be in conformity.	<p>Tackling congestion to reduce delays; improving accessibility to key services and facilities; road safety and security; enhancing the environment and quality of life; and improving maintenance of our transport network. Increase walking, cycling and public transport use; reduce vehicle emissions; increased proportion of major developments located in accessible urban centres; improved provision for freight transport. Provides basis for securing funding for transport schemes.</p> <p>Indicators: Peak hour traffic flows into main urban centres; vehicle kilometres on all roads; travel time; accessibility of health care and employment; number of people killed or seriously injured (KSI); number of children killed or seriously injured (child KSI); number of slight casualties; concentrations of pollutant; modal share of school trips.</p>	SA Objectives 4 and 6 include accessibility to key services; SA Objective 20 includes sustainable transport.
Infrastructure and Amenity Requirements to Support New Development: A Good Practice Guide to Provision in Surrey	www.surreycc.gov.uk	LDF to facilitate and support the timely delivery of infrastructure.	Identify requirements of a development and set out role of contributions. Includes social and community infrastructure. Seek developer contributions to ensure provision of a range of facilities and services.	SA Objective 4, 6 and 17 include the provision of infrastructure, services and facilities.
A Common Agenda for a Sustainable Surrey (2000)	www.surreycc.gov.uk	LDF to facilitate and support and the Common Agenda.	Formulated by the Sustainable Surrey Forum. A set of guidelines for a more sustainable future for Surrey: use natural resources wisely, sustainable transport, protect and enhance the environment, encourage a successful local economy, care for and protect people, encourage successful communities, meet peoples differing needs.	SA Objective 1 includes the provision of quality housing for all; SA Objective 2 health and well being; SA Objectives 4 and 6 social inclusion; SA Objective 13, 14 and 16 include energy efficiency; SA Objective 15 includes protection of the water environment and sustainable management of water resources; SA Objectives 16 and 17 specifically refer to the Code for Sustainable Homes and BREEAM; SA Objective; SA Objective 17 includes improving skills and education.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Sports Strategy	www.surreycc.gov.uk	LDF to facilitate and support the Sports Strategy.	Encourage lifelong participation in sport in Surrey and promote an infrastructure of voluntary sports clubs in the county, with adequate skilled personnel to service its needs in both coaching and administration. Plan for facilities for the needs of sport in Surrey and secure adequate and sustainable funding for sport in Surrey.	SA Objective 2 includes access to leisure and open space.
Surrey Tourism Strategy 2000 - 2005	www.surreycc.gov.uk	LDF to facilitate and support the Tourism Strategy.	A 5-year framework for the sustainable development and management of tourism in the county which engages partners in the public, private and voluntary sectors.	Tourism is an important element of sustainable economic growth (SA Objective 18), although there is no specific reference to the issue.
Surrey Economic Partnership Economic Strategy	www.surreycc.gov.uk	LDF to facilitate and support the aspirations of the Surrey Economic Partnership.	Facilitate an innovative economy; raise productivity levels in the workforce; encourage the most efficient and effective use of land and property; reduce dependency on the road network; and promote culture of corporate responsibility linked to economic success.	SA Objectives 17, 18 and 20 reflect sustainable economic growth, including the provision for economic development, employment, sustainable design and patterns of settlements, transport and education and skills.
Biodiversity Action Plan	www.surreycc.gov.uk	Strategy and policies to support and facilitate the BAP.	Aim to halt declines and restore biodiversity to a more sustainable condition. See individual Habitat Action Plans for key objectives and targets.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
Surrey Heritage Strategy	www.surreycc.gov.uk	LDF to consider local history, local archaeology, historic countryside and buildings, museums. SPD on Historic Parks and Gardens and Conservation Area Appraisals.	Aims to identify issues and promote actions which conserve, encourage interest in and enjoyment of Surrey's heritage in a sustainable manner.	SA Objective 10 includes heritage
Surrey Supporting People Strategy	www.woking.gov.uk/wbc/strategies/surreysupportingpeople.pdf	LDF to facilitate and support delivery of the Supporting People Strategy.	Work in partnership to offer vulnerable people the opportunity to improve their quality of life, by providing housing related support services.	SA Objective 1 includes meeting housing need for all; SA Objective 2 includes health and well being, SA Objectives 4 and 6 include accessibility to key services.

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Parking Strategy for Surrey (March 2003)	www.surreycc.gov.uk	LDF to facilitate and support delivery of the Supporting People Strategy and to inform SPD.	Manage travel demand through integrated planning; reduce the need to travel; introduce restraint-based parking standards; sustain and enhance the vitality of town centres; effectively manage the total parking supply.	SA Objective 20 includes sustainable transport.
Surrey Domestic Violence Strategy (2003)	www.surreycc.gov.uk	LDF to facilitate and support delivery of the Domestic Violence Strategy.	Raise awareness of services available to victims, including outreach services in East Surrey, Waverley and North West Surrey.	SA Objective 4 includes safe communities.
Surrey Heath Borough Council emerging LDF	www.surreyheath.gov.uk	LDF to be compatible with SHBC LDF.	Development objectives for Surrey Heath.	SAR to consider significant issues emerging in SAR of Surrey Heath LDDs.
Elmbridge Borough Council emerging LDF	www.elmbridge.gov.uk	LDF to be compatible with EBC LDF.	Development objectives for Elmbridge.	SAR to consider significant issues emerging in SAR of Elmbridge LDDs.
Runnymede Borough Council emerging LDF	www.runnymede.gov.uk	LDF to be compatible with RBC LDF.	Development objectives for Runnymede.	SAR to consider significant issues emerging in SAR of Runnymede LDDs.
Guildford Borough Council emerging LDF	www.guildford.gov.uk	LDF to be compatible with GBC LDF	Development objectives for Guildford.	SAR to consider significant issues emerging in SAR of Guildford LDDs.
Housing to Underpin Economic Success (SLGA)	www.surreycc.gov.uk	LDF to facilitate and support to support sustainable economic growth.	The SLGA key worker strategy seeks to contribute to the debate on key worker housing through establishing a framework for public and private sector organisations to address their own service needs.	SA Objective 1 includes meeting housing need for all.
Making Affordable Housing Happen (Surrey Housing and Planning Officers)	www.surreycc.gov.uk	LDF to facilitate and support meeting housing need.	The Surrey Housing and Planning Officers best practice guide seeks to deliver affordable housing.	SA Objective 1 includes meeting housing need for all.
Community Strategy for Surrey	http://www.surreycc.gov.uk/sccwebsite/sccws/pages.nsf/LookupWebPagesByTITLE_RTF/Surrey's+Sustainable+Community+Strategy?opendocument	The LDF to facilitate and support delivery of the Sustainable Community Strategy for Woking (see below)	The five themes for the SCS for Surrey are Children and Young People; Health and well being; Safer and stronger communities; Economic development; Housing, infrastructure and environment. The SCS for Woking will interpret these objectives at the local level.	The SA Framework includes the five themes. The indicators in the Sustainability Baseline Report (appendix 2) should reflect those of the LAA as closely as possible.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Medium Term Strategy for Adults and Community Care 2002-2005	www.surreycc.gov.uk	LDF to support delivery.	Improve services for Surrey's vulnerable adults: <ul style="list-style-type: none"> • Health and social care • Social care and housing • Partnerships • Making full use of the power of Surrey • Quality and value for money • An open service 	SA Objectives 4 and 6 include social inclusion.
Surrey Crime and Disorder Reduction Strategy 2005-08	www.surreycc.gov.uk	LDF to support delivery.	<ul style="list-style-type: none"> • Concentrate CC service actions on the 6 main town centres • To reduce the rate of increase in anti social behaviour to 10% • 40% reduction in the number of people killed or seriously injured in road accidents • 50% reduction in the number of children killed or seriously injured in road accidents • To assist schools to ensure that the issues of drug and alcohol abuse are addressed • To protect Surrey's most vulnerable citizens from abuse or exploitation • To improve reporting of racist incidents 	SA Objective 4 includes safe communities.
Surrey Cultural Strategy 2002-07	www.surreycc.gov.uk	LDF to support delivery.	<ul style="list-style-type: none"> • Promoting mental and physical well-being of residents • Stimulating participation in lifelong learning • Supporting and celebrating cultural diversity • Sustaining the natural and man-made environment • Ensuring equal access, social inclusion and self-reliance • Underpinning the local economy including rural areas • Developing the voluntary sector 	SA Objective 2 includes health and well being; SA Objectives 4 and 6 include social inclusion; SA Objective 10 includes cultural assets; and SA Objective 17 learning.
Surrey School Organisation Plan 2003/04-2008/09	www.surreycc.gov.uk	LDF to support delivery.	Forecasts the supply and demand for school places over the next five years and confirms a protocol for considering any review of school organisation. Set out criteria for developer contributions.	SA Objective 17 includes education.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Design Guide – A Strategic Guide for Quality Built Environments (2002)	www.surreycc.gov.uk	LDF to support delivery.	<p>Emphasises on good design as part of sustainable development, promoting good design through the development control process.</p> <ul style="list-style-type: none"> • attractive and accessible places. • contributes to local distinctiveness • conserve energy and water, maintain biodiversity and reduce waste and pollution. • encourage vibrant and mixed communities where people feel safe. • places for people that are safe and easy to move through and are accessible to all • make best use of the available land 	SA Objective 13 includes sustainable design. Good design is an element of vibrant communities, SA Objective 4 although this subject is not specifically referenced in the SA Framework.
Surrey Policing Plan	www.surreycc.gov.uk	LDF to support delivery.	<p>To maintain low levels of crime and disorder and work with partners to bring more offenders to justice and to improve the quality of their services and extend the way services can be accessed.</p> <ul style="list-style-type: none"> • Reduce burglary by 2.4%. • Reduce vehicle crime by 4.6%. • Keep the number of robberies below 605. • Keep a low level of gun crime. • Increase the number of detected crimes by 17% 	SA Objective 4 includes safe communities.
Surrey Chalk Grassland (including Chalk Scrub) Habitat Action Plan (1999)	www.surreycc.gov.uk	LDF to support delivery.	<p>All remaining key chalk grassland sites to be given statutory protection and 80% of chalk grassland sites to be appropriately managed and in favourable condition. 75% of Surrey's chalk grassland should be subject to an appropriate grazing regime by 2010</p> <p>Encourage restoration and linking together or enlarge existing sites. Public access and recreation on semi-natural chalk grassland should be low key and sensitively managed. Maintain existing area of floodplain</p>	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Flooding Grazing Marsh Habitat Action Plan (1999)	www.surreycc.gov.uk	LDF to support delivery.	Identify and protect sites of conservation value, restore and create wet grassland of conservation importance. Maintain and improve water quality Favourable management of 50% of wet grassland. Stop loss of valuable grassland by 2005. 50% increase in area of valuable grassland by 2010.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
Surrey Open Water and Large Reedbeds Habitat Action Plan (2002)	www.surreycc.gov.uk	LDF to support delivery.	Develop understanding of the conservation value of open water and reedbed habitat. Protect sites of conservation value, manage appropriately and encourage creation in suitable areas: <ul style="list-style-type: none"> • Identify all important sites • management plans in place by 2010 • To create five 10ha and 100 <0.25ha new open standing water bodies by 2010 • To create 20ha of new reedbed by 2010 (including one site of at least 10ha) and a further 80ha by 2050 	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
Surrey Farmland Habitat Action Plan (2002)	www.surreycc.gov.uk	LDF to support delivery.	Raise awareness of biodiversity issues among the farming community, conservation community and general public.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
Surrey Urban Habitat Action Plan (2002)	www.surreycc.gov.uk	LDF to support delivery.	Protect and enhance urban sites which are already known to be important. Identify other possible key sites and take measures to protect them, including linking of habitats. Declare all suitable informal greenspace land in Council ownership as Local Nature Reserves by 2010; Develop a mechanism to ensure all new developments incorporate informal greenspace for wildlife.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
Surrey Woodland Habitat Action Plan (2002)	www.surreycc.gov.uk	LDF to support delivery.	Prevent loss of woodland of conservation importance. Maintain and enhance ancient woodland. Maximise biodiversity in all woods and manage potentially damaging animals. Promote greater understanding of the need for conservation management in Surrey's woodlands.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Lowland Unimproved Neutral and Dry Acid Grassland Habitat Action Plan (2002)	www.surreycc.gov.uk	LDF to support delivery.	Prevent loss and damage of neutral and acid grasslands and seek favourable management. Identify, map and designate unimproved neutral and acid grasslands. All unimproved hay meadow sites to be appropriately managed and in favourable condition by 2010. All high quality (SNCI or higher designation) unimproved neutral or acid pastures should be subject to managed grazing by 2010	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
Surrey Wood Pasture and Parkland Habitat Action Plan (2002)	www.surreycc.gov.uk	LDF to support delivery.	Prevent loss and damage to wood pasture and parkland. With favourable management. Restore and create areas of wood pasture to extend and buffer existing sites. Public access/ to be low impact and sensitively managed. Raise awareness of the value of wood pasture and parkland and the ancient trees and biodiversity of this habitat in Surrey.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
Surrey Lowland Heathland Habitat Action Plan (2002)	www.surreycc.gov.uk	LDF to support delivery.	Prevent loss and damage of heathland and ensure maintained and enhanced by appropriate management. Expand the area under grazing management and introduce appropriate levels of grazing to all heaths and establishing new areas. Develop a culture of public appreciation of heathlands so that the need to manage sites by tree removal and grazing is understood. 1,000 hectares of heathland to be extensively grazed by 2010 and re-create 200 hectares of heathland from forestry or other land and link or enlarge existing sites	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objectives 16 and 17 include the Code for Sustainable Homes and BREEAM.
Travel plans good practice guide	http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/docidLookupFileResourcesByUNID/docidAFBDC76EEEEB949748025755B005CD22A?openDocument	LDF to be informed by Travel plan guidance	Describes how Surrey County Council (SCC) uses the planning process to secure travel plans to improve and promote sustainable travel. Travel plans aim to improve the quality of life by facilitating development that is socially and economically beneficial and also environmentally sustainable. A recommended structure is supplied along with guidance on appropriate measures for various types of development.	

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Sub-County/Cross-County Boundaries				
Surrey Hills AONB Management Plan 2004-2009	www.surreyhills.org	LDF to facilitate and support delivery of the AONB Management Plan.	Sets out a vision for 2004 and management policies addressing issues such as farming, woodland, nature conservation, historic and cultural heritage, recreation and tourism, land use planning, traffic and transport, community development and the local economy.	SA Objectives 2 and 3 include health and well being; SA Objectives 4 and 6 communities, SA Objectives 4, 6, 18 and 20 access to services; SA Objective 18 sustainable economic development; SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments, cultural heritage and landscape; SA Objective 20 includes transport
Joint Carers Strategy for South West Surrey (2003-2006)	www.carersnet.org.uk	LDF to support improved access to care.	A Multi Agency Action Plan to promote action for Carers & Surrey County Council	SA Objective 1 includes access to extra care housing; SA Objective 6 includes access to key services.
Thames Basin Heaths Area Based Delivery Project (ABD)	http://www.english-nature.org.uk/about/teams/init.asp?id=5	LDF to facilitate delivery such that it is compatible with the requirements of the Habitats Regulations and Article 4(4) of the Birds Directive.	Natural England led initiative to integrate Biodiversity conservation and restoration in 11 LPAs, including Woking. Considers policies, practises, procedures and measures to conserve existing heathland. Developing a map of the potential areas for heathland restoration and considering opportunities for Accessible Natural Green Space delivery. The Government has set a Public Service Agreement (PSA) target that 95% by area of SSSI will be in favourable condition by 2010.	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.
Surrey Heath and Woking Health and Social Care Plan 2003 to 2006	www.woking.nhs.uk	LDF to support improvements in respite care facilities and accessibility.	To improve the health and social care of the Surrey Heath and Woking PCT population. Local priorities identified as respite care, transport and information.	SA Objective 1 includes access to extra care housing; SA Objective 2 includes health and well being; SA Objective 6 includes access to key services.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Strategic Rail Authority Corporate Plan 2004/5	www.dft.gov.uk	LDF to support improvements to rail services.	To improve the service delivery of the railways.	SA Objective 2 includes public transport.
Strategic Rail Authority Land Use Planning Statement (2001)	www.dft.gov.uk	LDF to support improvements to rail services.	Encourage appropriate land use development around railway stations and improve access to and within railway stations for all sections of the community. Encourage the provision of infrastructure for rail freight use.	SA Objective 2 includes public transport.
Strategic Rail Authority Cycling Policy	www.dft.gov.uk	LDF to support improvements to cycling infrastructure and facilities.	Facilitate and encourage passengers to cycle to stations, especially as an alternative to driving.	SA Objective 2 includes cycling.
River Wey Catchment Abstraction Management Strategy 2008	http://www.environment-agency.gov.uk/regions/thames/323150/323314/176905/315312/?version=1&language=e	LDF to support the objectives of management of abstraction in the River Wey catchment.	Catchment abstraction management strategies set out how water resources will be managed. It identifies protection measures for SSSIs in Woking Borough and constraint at Old Woking at the confluence of the Wey Navigation and River	SA Objective 3 includes reducing the risk of flooding; SA Objective 9 includes biodiversity; SA Objective 15 includes protection of the water environment and sustainable management of water resources.
Local				
Sustainable Community Strategy for Woking Borough	http://www.woking.gov.uk/council/communitystrategy/commstrat	The LDF to facilitate and support delivery of the Sustainable Community Strategy for Woking.	Through the Local Strategic Partnership (LSP), the Sustainable Community Strategy will build on the Surrey Sustainable Community Strategy (see above) and set out a future for the Borough based on the local community's aspirations and vision. A Local Area Agreement (LAA) has been adopted based on the SCS vision, setting out improvement targets for the priorities of a local area. The agreement is made between Central Government, represented by the Government Office (GO), and local authorities and their partners on the LSP.	The SA Framework includes the five themes. The indicators in the Sustainability Baseline Report (appendix 2) should reflect those of the LAA as closely as possible.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Borough Council Local Agenda 21	www.woking.gov.uk	The LDF can work alongside the Sustainable Community Strategy to deliver the aims of the Local Agenda 21 Action Plan.	The eleven aims of the Local Agenda 21 Action Plan: a strong sense of community; a healthy environment; a variety of local businesses, and reduced need to travel for work; adequate, well designed housing for all; community facilities for all ages; equal access to jobs, services and leisure; access to information and decision making for all; people to feel secure from crime and persecution; choice of transport; efficient use of resources; a valued and protected natural environment.	The eleven aims of the Local Agenda 21 Action Plan are all incorporated within the SA Framework.
Town Centre Management Initiative	http://www.woking.gov.uk/council/strategies/towncentremngt	LDF to incorporate objectives. Would provide guidance for a Town Centre Area Action Plan.	Raise the quality of Woking Town Centre for its users. It identifies public and private sector partners involved.	SA Objective 6 includes vibrant communities with good access to key services; SA Objective 10 includes enhancement of the built and natural environment.
Town Square Usage Policy 2003	http://www.woking.gov.uk/council/strategies/townsquareusage	LDF to incorporate objectives. Would provide guidance for a Town Centre Area Action Plan.	Describes the role and function of the Town Square and the objectives for its use together with the expected codes of conduct. The LDF can play a major role in delivering the objective of seeking to improve the character and image of the area.	SA Objective 6 includes vibrant communities with good access to key services; SA Objective 10 includes enhancement of the built and natural environment.
Outlook, Amenities, Privacy and Daylight Supplementary Planning Document (SPD)	http://www.woking.gov.uk/planning/policy/ldf/outlookandprivacy	LDF to incorporate the objectives and criteria of the SPD	The SPD explains how to achieve suitable outlook, amenity, privacy and daylight in new residential developments and house extensions, whilst safeguarding those attributes of adjoining residential areas. It supplements Woking Borough Local Plan Policy HSG21, Outlook, Amenity, Privacy and Daylight, which will remain in use until it is superseded by a new policy in the Local Development Framework.	The SA Framework includes amenity issues.
Sustainability Checklist and Annual Sustainability Report	http://www.woking.gov.uk/environment/sustainability	LDF to be subject to Sustainability Appraisal.	Provides a methodology for checking policies meet sustainability criteria.	The SA Framework includes the 18 themes of a Sustainable Woking (the checklist)

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Borough Council Housing Strategy 2005-2010	http://www.woking.gov.uk/council/housing/policies	The LDF to support the provision of quality housing for all.	Borough residents to have access to a decent home suitable for their needs at a price they can afford within a sustainable community, comprises: Ethnic Minority Housing Strategy, North West Surrey Extra Care Housing Strategy, Homelessness strategy, and Key worker strategy. The key aim of the Housing Strategy is 'for all Borough residents to have access to a decent home suitable for their needs at a price they can afford within a sustainable community. The Housing Revenue Account Business Plan seeks to support the provision of affordable housing; improving stock condition in the Borough and maintain a high quality environment for the community; and meeting the needs of the ethnic minority communities. The main priority of the Business Plan is the delivery of the Decent Homes Standard by 2010.	SA Objective 1 includes meeting the housing needs of the community.
Woking Borough Council Private Sector Housing Renewal Policy 2003	http://www.woking.gov.uk/council/strategies/privatesectorrenewal	The LDF to support the provision of quality housing for all.	Long-term improvement to the private sector stock within the Borough and will form the basis of a comprehensive Private Sector Housing Strategy. The policy assists continued improvement to Private Sector housing to assist regeneration and environmental sustainability in the Borough.	SA Objective 1 includes meeting the housing needs of the community.
Woking Borough Council Ethnic Minority Housing Strategy	http://www.woking.gov.uk/council/housing/policies	The LDF to support the provision of housing for all.	Recognises the additional language and cultural barriers to housing.	SA Objective 1 includes meeting the housing needs of the community.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Borough Council Homelessness Strategy 2003 to 2008	http://www.woking.gov.uk/council/housing/policies	The LDF to support the provision of housing for all.	Strengthening the approach to the prevention of homelessness by a range of information, advice, intervention and support services. End the use of bed and breakfast and improve services for people who become homeless. Improve standard of temporary accommodation.	SA Objective 1 includes meeting the housing needs of the community.
North West Surrey Extra Care Housing Strategy 2004 to 2010	http://www.woking.gov.uk/council/housing/policies	The LDF to support the provision of extra care housing.	The strategy seeks to raise awareness and meet the increasing demand for suitable homes for frail elderly. This includes providing secure self contained accommodation and promoting independent living. In keeping with Woking's overall Housing Strategy, an Extra Care Housing Strategy has now been approved. Scope may exist to support this objective in the LDF.	SA Objective 1 includes meeting the housing needs of the community.
Woking Borough Council Key Worker Housing Strategy 2003	http://www.woking.gov.uk/council/housing/policies	The LDF to support the provision of key worker housing.	Improve access to housing that is decent and affordable for local people and key workers.	SA Objective 1 includes meeting the housing needs of the community.
Woking Borough Council Empty Homes Strategy 2007	http://www.woking.gov.uk/council/strategies/emptyhomestrat	The LDF to support the use of empty homes.	Provides a framework within which the Council can work with other organisations and private individuals to bring empty homes back into use to meet an identified housing need.	SA Objective 1 includes meeting the housing needs of the community.
Woking Borough Council Cultural Strategy 2004 and Action Plan 2004	http://www.woking.gov.uk/leisuretourism/strategies/culturalstrategy	Offers direction for the LDF in terms of the priorities for enriching cultural life.	The Strategy identifies the priorities for enriching the cultural life of the Borough for the benefit of the whole community. The Action plan sets out what WBC will do to respond to the priorities of enriching the cultural life of the Borough for the benefit of the whole community; encouraging social inclusion; promoting healthy lifestyles; enabling lifelong learning and stimulating economic vitality.	SA Objective 2 includes promoting healthy lifestyles; SA Objective 4 social inclusion; SA Objective 6 includes vibrant communities with good access to key services; SA Objective 10 includes enhancing cultural assets, enhancing social inclusion; SA Objective 17 includes education, skills and economic vitality.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Borough Council Community Safety Strategy 2005 to 2008	http://www.woking.gov.uk/council/safety	Offers direction for the LDF in terms of policies and criteria to deliver safe communities. May inform Area Action Plans in terms appropriate mixes of use. The LDF can also draw on the requirements of PPS3 and the design guidance in 'Secured by Design' in this respect.	The Strategy seeks to reduce crime and provide people with a sense of safety and reassurance. Together with the Safer Woking Partnership Plan 2008-11 it sets out the Council's response to the 1998 Crime and Disorder Act which gives the Police, the Borough Council and the County Council shared responsibility for developing and introducing strategies to reduce crime and disorder in the area. The key objectives are maintenance and improvement of the quality of the local environment to reduce opportunities for crime and to reduce the fear of crime and to improve road safety.	SA Objective 4 includes safe communities.
Safer Woking Partnership - Partnership Plan 2008-2011	http://www.woking.gov.uk/community/safety/priorities/pp0811	Offers direction for the LDF in terms of policies and criteria to deliver safe communities. May inform Area Action Plans in terms appropriate mixes of use. The LDF can also draw on the requirements of PPS3 and the design guidance in 'Secured by Design' in this respect.	Since 2007, the Safer Woking Partnership has been required to carry out an annual strategic assessment. This provides intelligence and evidence of local crime and disorder problems. This first strategic assessment identified four broad priority areas and was used to develop the new Community Safety Strategy, now known as the Partnership Plan. The priorities are reducing crime, reducing anti social behaviour, community reassurance and fire.	SA Objective 4 includes safe communities.
Climate Change Strategy for Woking	http://www.woking.gov.uk/environment/climatechangestrategy	LDF to facilitate delivery of the Strategy.	Reduction of CO ₂ emissions; adaption to climate change and promotion of sustainable development. Adopting the concept of an environmental footprint, declaring the borough climate neutral, setting up a climate change fund. Strategy, policies and allocations to take account of and support tackling the causes and consequences of climate change.	SA Objective 12 includes addressing the causes and consequences of climate change.
Climate Neutral Development Good Practice Guide 2004	http://www.woking.gov.uk/environment/climatechangestrategy	LDF to incorporate the guidance.	Good practice guidance with key themes to balance location and transport; site layout and building design; energy; sustainable drainage systems and water conservation/ recycling.	The SA Framework includes the five themes of the Climate Neutral Development Good Practice Guide.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Borough Council Waste Management Strategy 2002	http://www.woking.gov.uk/wbc/strategies	The LDF to support delivery of the waste strategy and will also be informed by the Surrey Waste Plan, 2008.	The strategy aims to tackle Woking's waste in an integrated and environmentally beneficial way. Promote the prevention and minimisation of waste; maximise recycling and anaerobic composting of organic waste; avoidance of landfill; and contribute to the reductions of CO ₂ equivalent emissions. The Waste Management Strategy sets out the Council's plans for achieving 'Zero Waste' and significant reductions in CO ₂ emissions.	SA Objective 14 includes waste management.
Contaminated Land Inspection Strategy, 2001	http://www.woking.gov.uk/council/envhealthservice/control/contam	LDF to be informed by the findings of the Investigation of Contaminated Land.	Identify unacceptable risks to human health, to controlled waters and to protect designated ecosystems. Prevent damage to property and any further contamination of land. Encourage voluntary remediation of contaminated land and re-use of Brownfield land.	SA Objective 11 includes contaminated land.
Countryside Strategy (1998)	http://www.woking.gov.uk/wbc/strategies	LDF to support the objectives of the Countryside Strategy.	Protect and enhance the natural environment, equal opportunity for access to open spaces, wildlife and the countryside, broaden opportunities for the enjoyment of wildlife and the countryside whilst balancing recreational demand with the need to protect biodiversity, increase general awareness and understanding through publicity, education and community participation, and encourage, support and coordinate the works and involvement of the community, interest groups and public bodies.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including quality of life (SA Objective 2), communities (SA Objectives 4 and 6), access to services (SA Objectives 4, 6, 18 and 20) sustainable economic development (SA Objective 18), and landscape and biodiversity (SA Objectives 10 and 9).
Race Equalities Scheme	http://www.woking.gov.uk/wbc/eqdiv	LDF to support the commitment to promoting race equality.	Eliminate unlawful racial discrimination; promote equal opportunities; promote good relations between people from different racial groups.	SA Objective 4 includes social inclusion; SA Objective 5 includes access to decision making.
Being Equal Statement	http://www.woking.gov.uk/wbc/eqdiv	LDF to support meeting the needs of everyone in the Borough.	A common policy framework to address the needs of socially excluded groups and developing coordinated equality plans and monitoring systems for both employment practices and service delivery.	SA Objective 4 includes social inclusion; SA Objective 5 includes access to decision making.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Social Inclusion Strategy 2004 and Action Plan	http://www.woking.gov.uk/wbc/eqdiv	Offers direction for the LDF in terms of priorities to improve social inclusion	Significantly reduce the incidence of social exclusion in the borough and continue to reduce the gap between the most disadvantaged and least disadvantaged areas as measured by the indices of deprivation. Priorities identified: improve income, employment, education and health in the Maybury and Sheerwater ward; children under the age of ten in this area and in Knaphill and Byfleet; a cohesive community; the needs of over 60s, those with limiting long term illness, and those with no qualifications.	SA Objective 4 includes social inclusion; SA Objective 5 includes access to decision making.
Communications Strategy 2004 (Principles of Consultation)	http://www.woking.gov.uk/council/housing/sto/ckoptions/communications	LDF to meet the provisions of SCI (see below)	Good practice document for consultation and engagement exercises	Incorporated into Statement of Community Involvement (see below)
Statement of Community Involvement 2006 (SCI)	http://www.woking.gov.uk/council/planning/ldf/sci	LDF to meet the provisions of the SCI.	The SCI sets out how and when the Council will involve the community and other interested people and organisations ('stakeholders') in the preparation of its planning policy documents, and also in the consideration of planning applications	Consultation on the Scoping Report. Consultation on Sustainability Appraisal Report, incorporating and Environmental Report, to support submission DPDs.
Parking Management Plan February 2005	http://www.woking.gov.uk/wbc/strategies	The LDF to adhere to Parking Standards SPD (see below)	The Parking Management Plan details the Council's aims, in partnership with Surrey County Council, for the supply, management, enforcement and development of parking provision in the Borough. These objectives are integrated into the LDF through the Parking Standards SPD (see below). The Parking Management Plan is part of the strategy to reduce the need to travel and support public transport alongside improvement in public transport and infrastructure for cycling and walking.	SA Objective 20 includes sustainable transport.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Parking Standards Supplementary Planning Document 2006 (SPD)	http://www.woking.gov.uk/council/planning/ldf/corestrategy/parking	The LDF to adhere to and further the aims of the parking standards. The LDF to include policies to ensure the standards are applied to new development.	The parking standards have been developed to be consistent with national and regional policies and are maximum standards. This means that there is no minimum parking requirement for developments and applicants can propose to provide less parking than the standard, but more parking will generally not be permitted. A key feature of the new standards is that there is a more restrictive standard applied to sites within 1250m of Woking Station in reflection of the greater accessibility these sites have to public transport.	SA Objective 20 includes sustainable transport.
School Organisation Plan	www.surreycc.gov.uk	Offers guidance with respect to the policies and principles underpinning school organisation in Surrey	Forecasts the supply and demand for school places over the next five years and confirms a protocol for considering any review of school organisation.	SA Objective 17 includes education and skills.
Public Art Strategy 2007	http://www.woking.gov.uk/leisuretourism/arts/Public_Art	Offers direction for the LDF in terms of priorities for public arts. May be taken forward in tandem with the Streets and Spaces Strategy.	Guidance and direction on the opportunities for future investment and commissioning of public art in the borough with a focus on the town centre. Recognises the role of public art in cultural, economic, social and community regeneration by government and other agencies.	SA Objective 20 includes enhancement of cultural assets.
Arts Development Plan and Action Plan	www.woking.gov.uk	Offers direction for the LDF in terms of priorities for cultural activities and arts.	Priorities include improving participation by meeting the needs of young people; raising the profile of the borough as a venue for cultural activities and arts innovation; giving all the opportunity to experience good quality arts programmes; taking arts into the community; and development of public art.	SA Objective 20 includes enhancement of cultural assets.
Pitch Strategy	www.woking.gov.uk	Offers direction for the LDF in terms of policies and criteria to protect existing and deliver new green spaces to meet existing and future demand for sports pitches. Also see PPG17 Audit (LDF Evidence base).	Strategy, policy and allocations to facilitate protection and provision of leisure and recreation facilities. Analysis of the current level and quality of pitch provision within the borough. Identification of demand and of how facilities for pitch sports can be improved.	SA Objective 2 includes access to leisure and open space.

Other Plan/ Programme	Source	Relationship to LDF	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Green Spaces Development Plan and Action Plan	http://www.woking.gov.uk/wbc/strategies	Offers direction for the LDF in terms of policies and criteria to protect existing and deliver new green spaces to meet existing and future demand. Also see PPG17 Audit (LDF Evidence base) and Thames Basin Heaths Delivery Plan.	Cope with existing and future demands of/for green spaces and recreational facilities and be able to respond to issues like climate change; ensure good access to locally-based green space; protection and enhancement of the environment.	SA Objective 2 includes access to leisure and open space.
Woking Borough Council Corporate Learning Plan	www.woking.gov.uk	Offers direction to the LDF in terms of education priorities.	Highlights learning and development outcomes relating to various projects undertaken by the Council. Whilst this does not have a direct bearing on the LDF, the ability to deliver physical infrastructure for education can be addressed. In addition, the LDF can work alongside the Sustainable Community Strategy to support improved skills. The overall lead will be given by Surrey County Council and the Education Authority.	SA Objective 17 includes education and skills.

Appendix 2: Sustainability Baseline Report

- A2.1 This Appendix sets out baseline information for social, economic and environmental interests in Woking Borough. It provides data for each of the SA Objectives in the SA Framework.
- A2.2 The process of consultation will verify the data; identify sources of information to correct gaps where data is missing, and identify where better indicators might be available. Comparator data has generally not been entered where targets exist.

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
Social Progress					
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price					
(a) Housing completions compared to South East Plan (2009) allocation (previously compared against the Structure Plan allocation).	2002-03: 221 2003-04: 314 2004-05: 266 2005-06: 615 2006-07: 431 2007-08: 295		292 dwellings per annum; 5,840 dwellings 2006/26 (replacing Surrey Structure Plan target of 223 per annum)	The target has been exceeded in recent years due to a number of high density town centre developments. The findings of the SHLAA will give an indication of the ability to meet the target in the medium term.	WBC, National Indicator 154 Target: South East Plan Policy H1 and Surrey Local Area Agreement
(b) Affordable housing provision	2002-03: 11 (5%) 2003-04: 35 (11%) 2004-05: 38 (14%) 2005-06: 95 (15%) 2006-07: 39 (9%) 2007-08: 29 (10%)	Surrey: 2001-02: 18% 2002-03: 18% 2003-04: 16% Latest data needed	40% minimum (SSP) [of which : 25% social rented and 10% other forms]	Whilst the affordable housing target is not being met, contributions have been negotiated and received for off site provision. It is anticipated these funds will help deliver affordable housing.	WBC, National Indicator 155 Target: Surrey Structure Plan 2004 Policy DN11, and South East Plan Policy H4; Affordable Housing SPG 2004 and Surrey Local Area Agreement

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Number of households on the housing register	01.04.2003: 1,983 2004: 1,647 2005: 2,173 2006: 2,203 2007: 3244 2008: 3005		The data provides an indication of unmet demand for housing. There is no specific target.	The long term trend has been for the number on the housing register to rise.	WBC Target: The Woking Housing Strategy 2005 to 2010 seeks to reduce homelessness but there is no specific target with respect to the Housing Register.
(d) Number of unfit homes	2% Private Sector 2001, an improvement of 30% since 1993.	National average 7%	Reduce the percentage of non-decent homes, with a specific target to eliminate them by 2010.	Whilst the overall level is low in comparison to the national average, unfitness is concentrated in the south and east of Woking and correlates with the Asian/Asian British group, over 60s, low incomes and disabled. The WBC Performance and Financial Monitoring Report April 2009 will include 'non decent Council homes' (National Indicator 158) with a target of 8.5%.	Private Sector Housing Stock Survey 2001 Woking Housing Strategy 2005-2010

SA Indicators	Woking Quantified Data			Comparator	Targets	Trends/Issues/Constraints	Source
(e) Proportion of new dwellings by size and type	end	1 bed	2 bed		The Housing Needs Assessment 2004 indicates greatest need for three bedroom family housing although the 2006 Housing Needs Assessment makes no specific reference to dwelling types.	A recent over provision of 2 bed properties needs to be balanced by a substantially higher level of provision of 3+. This concurs with the Housing Needs Assessment Update 2006, which identifies a need for family housing.	WBC Target: Housing Needs Assessment
	02	12%	45%				
	03	7%	30%				
	04	19%	44%				
	05	29%	56%				
	06	14%	67%				
	07	26%	68%				
	08	22%	44%				
(f) Average house price against average earnings (lower quartile)	<p>Average house prices: 2004: £270,122 2005: £264,613 2006: £288,530 2008(Sep): £329,530</p> <p>Average lower quartile earnings:</p> <p>2004: 11, 893 2005: 14, 222 2006: 12, 738 2007: 14, 213</p>			<p>Surrey (April) 2004: 246,339 2005: 257,713 2006: 264,357 2007: 289, 618 2008(Sep) £299,900</p> <p>England and Wales: 2004: 144,621 2005: 157,708 2006: 163,918 2007: 178,496 2008: 182,957</p>	The data provides an indication of affordability but there is no specific target.	<p>Surrey is one of the most expensive areas to live in the UK and Woking Borough has consistently been more expensive than the Surrey average. Land Registry data indicates a sharp fall in house prices between May 2008 and September 2008.</p> <p>The Housing Needs Assessment Update 2006 shows that 60% of residents cannot afford to buy at the lowest quartile.</p> <p>National Statistics note that the ASHE income data has a high margin of error. The average income data can, therefore, only be considered as indicative.</p>	WBC, Land Registry, Housing Needs Assessment Update 2006. Income data ASHE (place of residence) 2004 to 2007 (National Statistics).

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(g) Provision of accommodation for gypsies, travellers and travelling showpeople	North Surrey total households: 126, Total Pitch Provision Available(2006): 129 Current Shortfall: 31 Current showmen accommodation in North Surrey: 44			SEERA's Partial Review of the South East Plan on this subject indicates provision will need to be made for 10 pitches for Gypsies and Travellers 2006-16, a further 12 between 2016-26 and 1 pitch for Travelling Showpeople in Woking Borough.	North Surrey Gypsy and Traveller Accommodation Assessment (Woking, Elmbridge, Runnymede and Spelthorne)
2. Improve the health and well-being of the population and reduce inequalities in health					
(a) Proportion of people who describe their health as good	74.4% of the population describe their health as good.	South East: 71.5%; England: 68.8%	PPG17 emphasises the vital role open spaces, sports and recreational facilities have to play in promoting healthy living and preventing illness. No specific target.	Census data indicates that Woking Borough is a relatively healthy place to live. Census data is, however, 7 years old. The Association of Public Health Observatory web site confirms that for most health indicators, Woking Borough is significantly better than the national average.	National Statistics, Census 2001 Association of Public Health Observatory web site

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Proportion of people who describe their health as not good	5.9% of the population describe their health as not good	South East: 7.1%; England: 9%	PPG17 emphasises the vital role open spaces, sports and recreational facilities have to play in promoting healthy living and preventing illness. No specific target.	Census data indicates that Woking Borough is a relatively healthy place to live. Census data is, however, 7 years old. The Association of Public Health Observatory web site confirms that for most health indicators, Woking Borough is significantly better than the national average.	National Statistics, Census 2001 Association of Public Health Observatory web site
(c) Proportion of people with a limiting long-term illness	13% of the population describe themselves as having a limiting long-term illness.	South East: 15.5%; England: 17.9%	PPG17 emphasises the vital role open spaces, sports and recreational facilities have to play in promoting healthy living and preventing illness. No specific target.	Census data indicates that Woking Borough is a relatively healthy place to live. Census data is, however, 7 years old. The Association of Public Health Observatory web site confirms that for most health indicators, Woking Borough is significantly better than the national average.	National Statistics, Census 2001 Association of Public Health Observatory web site

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Life expectancy	2004-06: Males: 79.3 years Females: 82.9 years	At birth 2004-6: England Male: 77.2 Female: 81.5	PPG17 emphasises the vital role open spaces, sports and recreational facilities have to play in promoting healthy living and preventing illness. No specific target.	Census data indicates that Woking Borough is a relatively healthy place to live. Census data is, however, 7 years old. The Association of Public Health Observatory web site confirms that for most health indicators, Woking Borough is significantly better than the national average.	National Statistics, Census 2001 Association of Public Health Observatory web site
(e) Death rates from circulatory disease, cancer, accidents and suicide	Circulatory disease all ages SMR ¹ (1): 76.3%/100,000 2004-06: 81.3% Cancer 2004 -06: 93.1% Accidents 2004-6: 93.3% Suicide: no data	Circulatory disease all ages SMR (1): South East England: 2004-06: 93.3% Cancer 2004-06: 95.1% Accidents 2004-06: 94.4% Suicide: no data	PPG17 emphasises the vital role open spaces, sports and recreational facilities have to play in promoting healthy living and preventing illness. No specific target.	Census data indicates that Woking Borough is a relatively healthy place to live. Census data is, however, 7 years old. The Association of Public Health Observatory web site confirms that for most health indicators, Woking Borough is significantly better than the national average.	National Statistics, Census 2001 Association of Public Health Observatory web site

¹ SMR=standardised mortality ratio. A ratio under 100 indicates better than expected performance (GOSE, 2006)

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source																		
(f) Number of people using sports/leisure facilities, local parks and open spaces	<table border="1"> <thead> <tr> <th>2003</th> <th>2006</th> </tr> </thead> <tbody> <tr> <td>daily: 9</td> <td>13</td> </tr> <tr> <td>weekly: 24</td> <td>29</td> </tr> <tr> <td>monthly: 19</td> <td>22</td> </tr> <tr> <td>in last 6 months: 16</td> <td>15</td> </tr> <tr> <td>in last year: 11</td> <td>7</td> </tr> <tr> <td>longer: 6</td> <td>5</td> </tr> <tr> <td>never: 9</td> <td>5</td> </tr> <tr> <td>don't know: 2</td> <td>2</td> </tr> </tbody> </table>	2003	2006	daily: 9	13	weekly: 24	29	monthly: 19	22	in last 6 months: 16	15	in last year: 11	7	longer: 6	5	never: 9	5	don't know: 2	2		Level of satisfaction in the use of open space or recreational space. Number of development that incorporates open space. Number of development that contributes towards SANGs	Use rates appear to have increased with those never using facilities falling by nearly 50%. In addition the General Survey 2006 showed that 76% of residents were very satisfied or fairly satisfied with the parks and open spaces in the Borough. However the number of fairly dissatisfied residents had risen from 4% to 6% in 2006.	WBC Best Value Performance Indicators General Survey 2006
2003	2006																						
daily: 9	13																						
weekly: 24	29																						
monthly: 19	22																						
in last 6 months: 16	15																						
in last year: 11	7																						
longer: 6	5																						
never: 9	5																						
don't know: 2	2																						
3. Reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment.																							
(a) Amount of development permitted in the floodplain against the advice of the Environment Agency	No development has been permitted in the floodplain against the advice of the Environment Agency on flood defence or water quality grounds since the adoption of the Local Plan in 1999.		PPS25 requires a sequential and exceptions test to be satisfied before development can be permitted in Flood Zones 3a and 3b.	Compliance with regulations.	WBC																		
(b) Number of properties alleviated from flood risk.	None to date		PPS25 requires the LDF to reduce flood risk and the consequences of flooding through new development.	Westfield Tip/Hoe Stream 198 dwellings to be alleviated from flood risk 2008 to 2013 (PLAN/2006/1237).	WBC																		

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Number of planning applications for new residential and commercial development incorporating a Sustainable Drainage System (SUDS)	2005/06: 35% 2006/07: 65% 2007/08: 29%		PPS25 requires the LDF to reduce flood risk and the consequences of flooding through new development.	The Code for Sustainable Homes and BREEAM standards and WBC Climate Neutral Development Guidance encourage the application of SUDS in new development. The application of SUDS appears to be erratic.	WBC
(d) Area of floodplain development above the baseline	No data available.			It is suggested that this indicator is deleted.	
4. Create and maintain safer and more secure communities					
(a) Number of domestic burglaries per 1,000 population	2003-04: 10 2004-05: 11.4 2005-06: 7.5 2006-07: 6.6 2007-08: 4.7		No target.	The number of burglaries continues to reduce.	WBC Performance and Financial Monitoring Report April 2008. Best Value PI 126

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of violent offences per 1,000 population	2003-04: 12.7 2004-05: 13.5 2005-06: 15.4 2006-07: 16.8 2007-08: 14.8	The HMIC Assessment reports that violent crime in Surrey rose by 5% in 2005/06 but remained at lowest level in England/Wales.	No target.	Although there is a possibility that different definitions have been applied over time, it is clear that Woking and Surrey continue to perform well in terms of safety.	WBC Performance and Financial Monitoring Report April 2008. Her Majesty's Inspectorate of Constabularies. Best Value PI 127a
(c) Number of vehicle crimes per 1,000 population	2003-04: 12.7 2004-05: 7.7 2005-06: 8.7 2006-07: 8.0 2007-08: 6.8	The HMIC Assessment reports that vehicle crime fell by 6% in Surrey in 2005/06.		The total number of crimes committed in Woking in 2006/07 amounted to 74.63 per 1,000 people compared to 77.85 in 2005/06, a drop of 4.1%.	WBC Performance and Financial Monitoring Report April 2008. Her Majesty's Inspectorate of Constabularies. Best Value PI 127a
(d) Proportion of local people who feel safe in their local environment	very or fairly safe (daytime) – 92% 2004, 93% 2006 very unsafe (daytime) – 0% 2004 and 2006 very unsafe (night time) – 6% 2004, 7% 2006	The HMIC Assessment reports that 81% of Surrey respondents feel safe walking out alone at night.	PPS1 requires the LDF to support the creation of safe communities.	Night time safety is an issue for a proportion of the population.	WBC Citizen's Panel Questionnaire 2004

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Number of road users killed or seriously injured	1999: 34 2000: 47 2001: 48 2002: 32 2003: 36	The Highways Agency is current on target to meet a national target to reduce the number of people killed or seriously injured by a third by 2010 (i.e. to 2,244), compared to the 1994-98 average of 3,366.	Reduce the number of people killed or seriously injured from an average of 932 in 1994/98 to 386 by 2010 (a 58% reduction) for the County. This is stretched from the Government's 2010 target of a 40% reduction.	Currently at County level Surrey is not on track to meet the stretched target, but the indicator is on track to meet the national target of a 40% reduction by 2010.	Office for National Statistics. Surrey Local Transport Plan.
5. Encourage opportunities for decision making and information for all					
(a) Number of times that the Council has consulted with the community	1999 to 2004 26 formal consultations Suggested substitute indicator (see column 5): 28%	Substitute indicator: Lowest 18% Highest 57% Mean 27.9%	There is no target	The indicator provides information about quantity, which is not necessarily a good target. The Audit Commission has an indicator measuring quality. Suggested substitute indicator: Percentage of residents very of fairly well satisfied with the opportunities for participation in local decision-making provided by their Council: 28% (Audit Commission, National Indicators 06/07 Survey)	Audit Commission

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Proportion of population who feel they can influence local decisions	Agree: 2% Tend to agree: 21% Tend to disagree: 38% Definitely disagree: 15% Don't know: 21% (2006)		There is no target.	See 5a, column 5 for suggested substitute indicator.	WBC BVPI General Satisfaction Survey 2006
(c) Up to date Statement of Community Involvement (SCI)	Adopted 22 nd March 2007			SCI to be revised in 2009.	WBC
6. Create and sustain vibrant communities					
(a) Proportion of people who say that they are satisfied with their local area as a place to live.	2006: 74%		No target, but a useful measure of success in delivering PPS1 'objectives for the planning system', page 2.	Whilst the majority of people in the Borough are satisfied, improvement is possible. The LDF can draw on IMD (see 6c) to identify a focus.	WBC BVPI General Survey 2006 National Indicator 5.
(b) Proportion of people who say they are satisfied with the provision of community and leisure facilities	2003: 63% 2006: 65%		PPG17 emphasises the vital role of open spaces, sports and recreational facilities. No specific target.	Whilst the majority of people in the Borough are satisfied, improvement is possible.	WBC BVPI General Survey 2006 PPG 17

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Number of areas within Woking that are in the top 20% deprived areas nationally	Woking is 321st out of 354 in the Index of Multiple Deprivation table. Isolated areas of income and health deprivation exist. See column 5 for more details		No target, but a useful measure of success in supporting social inclusion and improved health (PPS1 and PPG17)	According to the 2007 Indices of Deprivation, Woking Borough has shown a slight relative decline in national ranking since 2004 (Table 1, Appendix 2). Dartmouth Avenue and Lakeview suffer from health and income deprivation.	CLG 2007 Indices of Deprivation
(d) Provision of key services in the town and village centres	76% of those surveyed who stated that doctor surgeries should be provided locally said that provision was adequate; 76% of those surveyed who stated that convenience shops should be provided locally said that current provision was adequate.		No target but a useful measure of accessibility to services (PPS1, PPS6 and PPG13)	See 20d	WBC LDF Survey 2004

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Proportion of convenience stores in local centres	Data not available in this format. See column 5.		No target but a useful measure of accessibility to services (PPS1, PPS4 and PPG13)	Suggested substitute data: proportion of market share for convenience goods in local centres. Table 6.8 of the Retail and Commercial Leisure Study indicates that out of centre stores take the largest proportion of convenience goods retailing (39.4%), with district and local centres second (25.5%) and Woking town centre third (17.7%).	Table 6.8 Retail and Commercial Leisure Study 2004
Environment					
7. Make the best use of previously developed land and existing buildings					
(a) Proportion of new dwellings built on previously developed land	2001-02: 95.2% 2002-03: 99.5% 2003-04: 100% 2004-05: 100% 2005-06: 100% 2006-07: 98.4% 2007-08: 100%		At least 60% of all new development on previously developed land and through conversions of existing buildings (SEP Policy SP3)	The target is being met and exceeded.	WBC Target: South East Plan Policy SP3 Best Value PI 106

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Proportion of new business floorspace built on previously developed land	03-08: 100%		80% of new business floorspace on previously developed land.	The target is being met and exceeded. The emerging South East Plan sets a general target of 60%, in line with PPS3.	WBC Target: Surrey Structure Plan Target 2
(c) Amount of derelict land	Not available		Not available	Derelict land is not being identified proactively.	Not available
(d) Housing densities in the urban area	2006-07: 110 dwellings per hectare 2007-08: Town Centre 250 dph; district centres 109 dph;		Minimum of 30 dwellings per hectare	The target is being exceeded, in 2006-07 substantially. Perhaps indicative of an overprovision of 1 to 2 bed properties and raises the question of whether open space needs are being met.	WBC Target: PPS3 page 18
8. Ensure that air quality continues to improve					
(a) Number of days when air pollution is moderate or high	Data is not comprehensive across the Borough. See 8b.		See 8b	See 8b	See 8b

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Population living in an Air Quality Management Area (AQMA)	There are no air quality management areas in Woking Borough.		Meet the health-based standards for eight main air pollutants	Whilst no AQMAs have been declared, GWITS identifies locations where measures may be needed in the future to address congestion. In addition, WBC will screen the need for Appropriate Assessment with respect to the Pirbright/Ash/Brookwood SAC. The level of NO ₂ emissions will be a key consideration in this respect. Legislation/targets expected with respect to particulate matter PM _{2.5} .	WBC Target: UK Air Quality Strategy
(c) Number of complaints to Environmental Health about odour, dust and noise	Data is not comprehensive across the Borough. See 8b.		See 8b	See 8b	See 8b
(d) Light pollution	Data is not comprehensive across the Borough.				
9. Conserve and enhance biodiversity					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
<p>(a).Creation of new and enhancement of existing habitats for BAP priority species</p> <p>Achievement of Biodiversity Action Plan (BAP) targets (including Habitat Action Plan)</p>	<p>In 2007 the ongoing countryside works programme included enhancement projects which improved 5 ponds; wetland management and ditch enhancement at Mayford Meadows and Brookwood Farm (water voles); substantial scrub clearance on Prey Heath Commons; management of semi-natural ancient woodland at Woking Palace and pollarding of veteran willow trees alongside moats. Alien species have been removed at a number of sites.</p>		<p>Specific targets will be identified in the Woking BAP.</p>	<p>Habitats can be enhanced by improved management, but are also affected by external factors such as climate change, flooding, availability of grazing stock and financial resources.</p>	<p>WBC</p> <p>Targets: To be confirmed in Woking BAP</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
<p>(b) Condition of SPA and SAC</p> <p>Conditions of SSSIs,</p> <p>The number of area of local wildlife sites (SNClS, LNRs)</p>	<p>Brookwood Heaths: 2 units favourable, 8 unfavourable recovering.</p> <p>Basingstoke Canal: 4 no change; 40 unfavourable declining. Horsell Common: 1 favourable; 16 unfavourable recovering; 4 unfavourable no change.</p> <p>Smart's Heath SPA and Prey Heaths: 3 unfavourable recovering; 3 unfavourable declining.</p> <p>Most of the 37 SNCl sites recognised in the adopted Local Plan are reported to be stable, but at least 12 are declining due to encroachment of woodland and invasive species such as Himalayan Balsam. Two of these (wetland sites) are experiencing a decline due to overgrowing in pond habitat.</p>		<p>By 2010 95% of SSSIs to be in favourable or recovering condition</p>	<p>Brookwood Heaths and Horsell Heaths are both recovering and further recovery will be informed and progressed through the processes required by the Habitats Regulations (Appropriate Assessment). Basingstoke Canal and parts of Smart's/Prey Heaths are declining.</p>	<p>Natural England Surrey Wildlife Trust (SNClS)</p> <p>Target: DEFRA Public Service Agreement Target 3, NI 197</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Length/area of high quality hedgerows	No data available			There appears to be no realistic prospect of measuring this. A replacement indicator can be identified following publication of the Woking BAP.	
(d) Population of farmland birds	No data available			There appears to be no realistic prospect of measuring this. A replacement indicator can be identified following publication of the Woking BAP.	
(e) Ancient Woodlands	No data available		No. of net loss of area	The advice of the Woodland Trust to be requested.	Multi Agency Geographic Information for the Countryside.
10. Protect, enhance and where appropriate make accessible for the enjoyment the natural, archaeological and historic environments and cultural assets and landscapes of Woking					
a) Number of listed buildings, locally listed buildings, ancient monuments and conservation areas.	Feb 2008: 4 Grade I; 10 Grade II*; 165 Grade II; 330 Locally Listed Buildings and 5 Scheduled Ancient Monuments		Maintain and strengthen the commitment to stewardship of the historic environment.	Between 1999 and April 2008 there was an increase of 21 Listed Buildings in the borough, 18 of which are tombs. The Old Fire Station at Byfleet, the War Memorial at All Saints Church, Woodham are recent additions.	English Heritage Target: PPS5

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of conservation area character appraisals	2005-06: 6 new appraisals 2006-07: 5 of 25 appraisals up to date. 2007-08: 0 new appraisals		Maintain and strengthen the commitment to stewardship of the historic environment.	Now only 5 less than five years old.	WBC Target: PPS5
(c) Number of Listed Buildings and ancient monuments at risk of decay	1994: 24 buildings at risk 2007: 2 buildings on the At Risk Register. 2008: 0 To be confirmed by English Heritage.		Maintain and strengthen the commitment to stewardship of the historic environment.	Woking Palace (previously Low Risk) has been removed from the register by English Heritage and Lady Grove Farm House, Sutton Park (previously Medium Risk-building) has been let and works have commenced. The Muslim Graveyard at Horsell Common and entrance Walls at Byfleet Manor have also been removed from the At Risk Register.	English Heritage Target: PPS5
(d) Woodland Access standard	No data available		No. person who live more than 500m from at least one area of accessible woodland of 2ha. At least one area accessible woodland of no less than 20ha within 4km.	The advice of the Woodland Trust to be requested	Woodland Access Standard, Woodland Trust April 2007.

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Access to and use of the natural environment	42% of residents used parks and open spaces in the Borough at least once a week and a further 22% used them about once a month.		<p>One natural green space less within 300m of home (at least 2ha in size); 20ha site within 2km; 100ha site within 5km; 500ha site within 10km.</p> <p>1ha of Local Nature Reserve for every 1000 people.</p>	<p>In addition, the 2007 PPG17 Audit reports that 90% of households use natural and semi-natural open space. Of this figure 93% were of the opinion that these facilities either meet or exceed their needs. In general, there is a fairly consistent increase in the results of how often people used a range of leisure and recreation facilities such as parks, sports facilities and community centres between 2005 and 2008. Of the 7% who consider that their need was not being met the most frequently stated reasons were insufficient information, poor transport links, lack of car parking and the nearest facility being too far away. The outcome of the Thames Basin Heaths Appropriate Assessment will provide important information and a strategy to help improve access to green space without harming biodiversity.</p>	<p>WBC BVPI Survey 2006</p> <p>PPG17 Open Space, Sport and Recreation Audit 2007</p> <p>Target: Natural England</p>

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Proportion of residents who are satisfied with cultural and recreational facilities.	2006: 76% of residents were very or fairly satisfied 2003: 75%.		PPG17 emphasises the vital role open spaces, sports and recreational facilities have to play in promoting healthy living and preventing illness.	Whilst the majority of people in the Borough are satisfied with cultural and recreational facilities, there is scope for improvement.	WBC BVPI General Survey 2006 PPG17 Open Space, Sport and Recreation Audit 2007 Target: PPG17
(f) Number of properties open to the public on heritage days	2001: 2 2002: 2 2003: 2 2004: 8 2007: 11 2008: 13		No target.	There has been a steady increase in the number of properties open to the public on heritage days.	WBC
(g) Historic landscapes	No Historic Landscapes have been designated in the Borough.				English Heritage
(h) Number of sites in areas of high archaeological potential where development takes place without prior assessment	2006-07: No development took place without prior assessment 2007-08: No development took place without prior assessment		Archaeological factors to be fully taken into account.	Planning policy appears to be providing appropriate control.	WBC Target: PPS5

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
11. Maintain agricultural soil quality and reduce the number of sites that are contaminated					
(a) Development on the best and most versatile agricultural land	2005-06: none 2006-07: none 2007-08: none		Preference to the development of ALC 3b, 4 and 5.	No significant issues have arisen with respect to the loss of agricultural land in Woking.	WBC Target: PPS7
(b) Proportion of Local Authority area inspected for contaminated land annually	To be updated				
(c) Area of land affected by contamination brought back in to beneficial use				Remediation of Westfield Tip and provision of 198 dwellings 2008 to 2013 (PLAN/2006/1237).	
12. Reduce the causes of climate change and prepare for its impacts					
(a) Emissions of greenhouse gases from energy consumption, transport, land use and waste management	Data not currently available in the required format. Substitute data: Borough Wide CO ₂ emission reduction for all categories (2007) : 21%		Reduce the amount of CO ₂ equivalent emissions by 80% of the 1990 level by 2090 in steps of 10% up to 2050 and 5% from 2050 to 2090.	Data is not currently available in the required format. It is anticipated that the adoption of National Indicator 188 (NI 188, Planning to adapt to climate change) within the Local Area Agreement for Surrey will lead to better data becoming available.	WBC Target: Kyoto Protocol

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Emissions of greenhouse gasses from Council-run properties	Corporate CO ₂ emission reduction (2007): 80%		See 12a	Need to clarify that the baseline year for reduction is 1990.	WBC
(c) Capacity during 'critical periods' to supply water without the need for restrictions.	Data is not available. See column 5		No target	Three Valleys Water reports that whilst the South East is an area of severe stress, water supply is not anticipated to be a problem if a new reservoir is completed in Oxfordshire. A more useful indicator may be per capita water consumption: see 15b.	Three Valleys draft Water Resource Management Plan

Natural Resources

13. Reduce the impact of consumption of resources by using sustainably produced and local products

(a) Proportion of housing achieving Code for Sustainable Homes Level 3, 4 and 5 and commercial buildings achieving BREEAM very good	No data for Code for Sustainable Homes. BREEAM Offices Assessments: 2002 – 1 (very good) BREEAM Bespoke 2006 – 1 (Excellent) Total: 15		2008 to 2010: all new housing to achieve level 3 2011 to 2013: level 4 2013 to 2016: level 5 BREEAM very good	Improvement in the implementation and measurement of sustainable construction and design required. A new standard for non domestic buildings is anticipated.	WBC Target: Policy CC4 South East Plan and National target.
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SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of local food producers from Woking area listed in the Surrey Produce Directory	2005: 4 out of 95 in Surrey (Surrey Produce Directory)		Whilst there is no target, this is a useful indicator for the reduction in food miles.	The data doesn't provide particularly useful information for analysis. Development of indicators associated with NI 188 may provide better information.	Surrey Produce Directory
(c) Number of allotment plots in the Borough and percent vacant	June 2008: 779 plots 18 vacant 80 on waiting list		Recognise the value of allotments as open space and their benefits to health.	The PPG17 Audit identifies that some areas have a deficiency of allotments. The Report to Executive Committee (26 th June 2008 indicates that there appears to be a case for exploring further opportunities for creation of a new site to the north and west of the Borough to provide at least an additional 60 five rod plots. This is probably the minimum size of site which would be viable. The unmet demand to the east of the Borough appears to be less significant and could probably be dealt with over time by bringing unused areas of land back into cultivation and allowing new members of societies to have only one plot per person.	WBC Target: PPG17

SA Indicators	Woking Quantified Data							Comparator	Targets	Trends/Issues/Constraints	Source
14. Reduce waste generation and disposal and achieve sustainable management of waste											
(a) Proportion of municipal solid waste that has been recycled (1), composted (2) used to recover heat, power and other energy sources (3) and land filled (4)		04	05	06	07	08	09	South East 2006-07: 34% recycled and composted; 54% to landfill. Surrey recycling 29% 2006-07.	Waste Strategy 2007 sets national targets for the reuse, recycling and composting of household waste – of at least 40% by 2010, 45% by 2015 and 50% by 2020	Woking is above average performance in recycling and has affected a steady decline in the proportion of waste to landfill. The Waste Strategy Target for 2010 is already being met.	WBC Performance and Financial Monitoring Report April 2008. Surrey Minerals and Waste Annual Monitoring Report. Targets: DEFRA National Indicator 192
	1	14 %	15 %	24 %	27 %	32					
	2	5	8	12	11	8					
	3	0	0	0	0	?					
4	80	76	70	62	?						
(b) Total tonnage of household waste produced	2003-04: 342,000 kg 2004-05: 359,000 kg 2005-06: 391,000 kg 2006-07: 396,000 kg 2007-08: 382,000 kg								No specific target, see 14a.	Despite increasing recycling, total household waste is increasing. This is partly explained by an increase in population.	WBC Performance and Financial Monitoring Report April 2008. Best Value Performance Indicator 84a

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source				
15. Maintain and improve the water quality of the region's rivers and groundwater, and achieve sustainable water resources management									
(a) Rivers of good (1) or fair (2) chemical quality; Rivers of good (3) or fair (4) biological quality	02	03	04	06	South East: 2006: good and fair: Chemical: 94.1% Biological: 98.1%	By 2005 for 91% of river length to achieve compliance with Environment Agency River Quality Objectives. By 2015 22% of surface waters are to improve for at least one biological, chemical or physical element from the Thames River Basin District	The data suggests improvement is required. Advice from DEFRA or the Environment Agency required with regard to accuracy and continuing availability of this data, clarification of the current objective and an updated target.	DEFRA, Environment Agency and River Basin Management Plan – Thames River Basin District.	
	1	72.5%	61.8%	85.9%					n/a
	2	27.5	38.2	14.1					n/a
	3	71.6	72.5	72.5					n/a
4	28.4	27.5	27.5	n/a					
(b) Consumption of water	Non-metred 177 litres of water per day per person; On Metre 143 litres per day per person. Approximately 21 million litres of water to Woking per day.		South East: 157 and 137 litres; UK average of 150 litres	130 litres per day	Water consumption in Woking is very high. Water consumption is also an element of the Code for Sustainable Homes (13a).	Three Valley Water 2008 Target: Defra, 2008			

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Incidents of major and significant water pollution	There were no Category 1 or Category 2 water pollution incidents in Woking district (2004-07?). To be verified.	South East 2006: 81 incidents. There were no Category 1 or 2 incidents in Surrey 2004-07.	By 2007, achieve a 12% reduction in Category 1 and 2 pollution incidents from all sectors (IRF).	Thames region saw an overall 1% increase in water pollution incidents between 2004 and 2007 however category 1 incidents dropped from 19 to 11 and category 2 incidents dropped from 79 to 53.	Environment Agency South East England Regional Monitoring Report 2007
(d) Number of new dwellings incorporating greywater systems/ rainwater harvesting	Percentage may be available.			Water consumption is an element of the Code for Sustainable Homes (13a). This may be an appropriate substitute/proxy measure.	
(e) Pressure on water resources	Data is not available. See column 5		No target	Three Valleys Water reports that whilst the South East is an area of severe stress, water supply is not anticipated to be a problem if a new reservoir is completed in Oxfordshire. A more useful target may be per capita water consumption: see 15b.	Three Valleys draft Water Resource Management Plan
16. Increase energy efficiency and the proportion of energy generated from renewable sources					

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Capacity for production of energy from renewable sources	<p>A figure for all sectors is not available. Corporate renewables in 2008:</p> <p>613.42 KWp installed</p> <p>2848.5 KWe CHP</p> <p>3874.5 KWth</p>		<p>At least 10% energy needs of new development to be renewable</p> <p>The Thames Valley and Surrey area to achieve 140 MW by 2010 and 209 MW by 2016.</p>	<p>The South East Plan suggests renewable energy capacity can be delivered by 3 wind clusters and 4 single large turbines; one large biomass plant and several small biomass plants in every County to 2026. For the town centre this might best be met through pooling via s.106/planning contributions.</p>	<p>WBC</p> <p>Target: Policy EN1 of the South East Plan 'encourage' 10% energy requirements by renewables; SE Plan Policy EN4 total capacity.</p>

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Carbon index and SAP Ratings of new buildings	<p>Corporate Energy Consumption Savings (2007): 51% CO₂ emission reductions (2007): 80% Sustainable Energy Self Generation (2006): 94% Renewable Energy Self Generation (2006): 4%</p> <p>Borough Wide Energy efficiency of residential property (up to 2007) : 33% CO₂ emission reductions (2007) : 21% Number of households assisted with energy conservation grants (1996 – 2007) : 4,974</p>		<p>10% reduction on 2005 baseline of 6.9 tonnes per capita by 2011.</p> <p>(Local Area Agreement 2008, NI 186)</p>	<p>SAPS data is not reliable since Building Control only receives information for between 30 and 40% of developments. Energy efficiency is an element of the Code for Sustainable Homes (13a). This may be an appropriate substitute/proxy measure. Alternatively, NI 186 (CO₂ emissions) may provide the basis for monitoring</p>	<p>WBC</p> <p>Target: to be identified.</p> <p>National Indicator 186</p>

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
Economic					
17. Maintain high and stable levels of employment and productivity, encourage high quality low impact development and education for all.					
(a) Economically active population	To March 2008: 47, 300 (78.6%); 2007: 48,900 (81.7%); 2006: 48, 800 (83.9%); 2005: 50, 400 (84.9%)	South East 2008: 82%, 2005: 82.1%; GB 2008: 78.7%, 2005: 78.3%	No specific target	The number of economically active has declined slowly with a more marked decrease in the last year.	Official Labour Market Statistics, Nomis website 2008
(b) Number of jobs in the Borough	2008: 46,300 2007: 47,300 2006: 46,700 2005: 47,600 2004: 46,700 2003: 47,800 2002: 43,000		No specific target	The number of economically active has consistently exceeded available jobs. Commuting and skills match information would help understand the situation better.	Official Labour Market Statistics, Nomis website 2008
(c) Proportion of people claiming unemployment benefits	October 2008: 1.2% April 2008: 0.9% September 2007: 1.0%	South East: 1.6%		Unemployment remains low, although a recent rise has been experienced.	Official Labour Market Statistics, Nomis website 2008

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Increase and decrease in the number of VAT registered businesses in Woking	<p>Registrations:</p> <p>2002: 335 2003: 390 2004: 380 2005: 380 2006: 375</p> <p>Deregistration:</p> <p>2002: 305 2003: 330 2004: 300 2005: 305 2006: 300</p>	<p>Surrey Registrations:</p> <p>2002: 4,370 2003: 4,900 2004: 4,520 2005: 4,575 2006: 4,635</p> <p>Deregistration:</p> <p>2002: 4,145 2003: 4,095 2004: 3,925 2005: 3,795 2006: 3,755</p>	TBC	<p>The number of registrations has been higher than deregistration for the period for which data is available. More up to date information would be useful.</p> <p>Woking 2000 to 2005 change 2.07%; Surrey 3.39%, South East 6.16%, GB 5.05%</p>	<p>Official Labour Market Statistics, Nomis website 2008</p> <p>National Indicator 171</p>
(e) Productivity: Gross Value Added (GVA)	<p>Workplace based (GVA) per head (£):</p> <p>2006: 2,132</p>		No target.	<p>South East's GVA per head is second only to London within England and is over the national average with a consistent upward trend. More data may become available from the Nomis website to help build a better picture for Woking.</p>	<p>Office of National Statistics, first release of Regional, sub-regional and local gross value added Dec 2007</p> <p>South East Regional Monitoring Report 2007</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(f) Proportion of population of working age with GCSE or equivalent as highest qualification achieved.	Comprehensive data not available, see Column 5		No target.	More up to date information is provided by the Nomis website with respect to NVQ levels. The data is available for 2000 to 2007 and indicates that Woking has a good level of qualifications. It is suggested that NVQ data is substituted for this indicator.	
(g) Proportion of 16 years olds staying on in education	No data available, see 18f			Data may become available through the progression of the Local Area Agreement for Surrey.	National Indicator 79, National Indicator 117.
(h) Proportion of adults with poor literacy and numeracy	2003: 5% below L1 literacy 36% below L1 numeracy		No target.	Data limited. See 18f.	Skills for Life Survey of adults aged 16-65 in England
(i) Number of people in vocational training	No data available.		No target.	Data limited. See 18f. Data may become available through the progression of the Local Area Agreement for Surrey.	National Indicator 163 and National Indicator 164.
(j) Gross weekly salary (£S)	2008: 557.5 2007: 528.8 2006: 524.7 2005: 524.7 2004: 489.4 2003: 517.7 2002: 462.1	South East: 523.2 499.6 486.5 468.5 461.8 451.0 435.1	No target.	Woking has consistently performed better than the South East average, which is in turn higher than the national average.	Official Labour Market Statistics, Nomis website 2008

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
18. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of town and local centres.					
(a) Number of businesses in rural areas	2001: 693 businesses in rural Woking 1998: 631		No target.	Whilst there has been a historical increase, more up to date information is required. The origin of the data is not known.	To be verified.
(b) Amount of commercial and industrial floorspace	Office: Sep 2007 408,000m ² April 2005: 381,000m ² Factory: Sep 2007: 142,000m ² April 2005: 147,000 m ² floorspace Warehouse: Sep 2007: 104,000m ² April 2005: 106,000 m ²		No target	The data alone does not provide much information about trends or issues. The Employment Land Review will assist in this respect.	WBC site survey data 2005 & 2007
(c) Amount of vacant commercial and Industrial floorspace	2007: 16.5% vacancy 2004-05: 14% 2003-04: 10% 2002-03: 8% 2001-02:10% 2000-01:11% 1999-00: 8% 1998-99: 6%		No target.	Vacancy rates have increased. The Employment land Review will provide more information about the circumstances and issues.	WBC Employment Needs Assessment

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Vacant floorspace in the town and village centres	Town Centre 2004: 29% office floorspace; 8% retail in Primary Shopping Area; 2% in Secondary Shopping Area. Village Centres 2003: 0% vacancy in all district centres with the exception of Byfleet at 5%. 0% in local centres except for Rydens Way which had 2 vacant units in December 2003. Average vacancy 2007: 16%		No target	The detailed figures for 2007 indicate that West Byfleet has a vacancy rate of 23%, Byfleet Industrial Estate 30%, Camphill 13%, Goldsworth Park 63%, Old Woking 22%, Woking Business Park 66%. Town centre vacancy remains at 8%, whereas the rest of the urban area is 24% and the Green Belt 5%. The data indicates that vacancy rates are high outside the town centre and the green belt.	WBC Employment Needs Assessment
19. Minimise the adverse impact of emissions arising from the use of transport.					
(a) Proportion of people who travel to work by car	58.9%	Surrey: 59.9% South East: 59.2% England: 54.9%	Reduction in the number of people travelling to work by car	The proportion of people travelling to work by car increased by just over 4% between 1991 and 2001. Whilst there has also been an increasing number of people who work mainly from home, more recent data would be useful to verify the current situation.	Census 2001 Target: Surrey Local Transport Plan

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Traffic volumes	2006/07 % of 2005/06 value - 100 2007/08 % of 2006/07 value - 103	1993 to 2002 South East traffic grown by 24%, a larger increase than any other region in Great Britain. Surrey has generally followed this trend.	No increase in peak period traffic flows (07:00-10:00 hrs).	The result is slightly higher than the target of no increase but this may be within the limits of uncertainty and, on average, there is no measurable increase. Therefore the indicator is considered to be on track.	Data and target: Surrey Local Transport Plan
(c) Number of planning permissions with Green Travel Plans	Monitoring to begin in April 2010.		No current target, although emerging policy is for all major development to be supported by a Travel Plan.	As a key element to the South East Plan and the Surrey Local Transport Plan, monitoring of this data is important.	WBC

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Length of cycle tracks	2005: 7.2km carriageway cycle lanes and an additional 40 cycle stands. 2006: 7.6km carriageway cycle lanes and an additional 43 stands. Shared Footways 2006: 9.3km Signed Only Routes: 37.3km	No data available.	This is a proxy measure to give an indication of progress towards increasing the number of cycle trips by 40% 2006 to 2010.	Having recently secured Cycle Town status it is likely that a better understanding of progress will be developed.	WBC Target: SLTP2 paragraph 6.2.24
(e) Monetary investment in public transport, cycling and walking	No data other than that set out in 20b		No target.		WBC
20. Improve public transport and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport.					
(a) Number of live work units constructed	None			The absence of data suggests the indicator could be deleted.	WBC

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source																		
(b) Level of planning obligations pooled and directed to transport improvement	2006-07: £231,632.20 pooled toward public transport improvement including highways. £34,697 pooled toward improving pedestrian and cyclist facilities.	The UK national average transport and travel payment per obligation is £83,125.		The data alone provides no indication of trends or issues. To be updated prior to consultation.	WBC																		
(c) Access to, frequency and reliability of public transport	See 20d and accessibility maps, Section 3 Scoping Report	Surrey bus passenger journeys (million passenger journeys): 2005/06 – 24.2 2006/07 – 24.7 2007/08 – 25.1 2008/09 – 25.5	Surrey Local Transport Plan 2 target bus passenger journeys (million passenger journeys) by 2010/11 – 25.8.	The main urban areas have good accessibility to services and that areas to the south west, south east and north of the Borough poor access.	WBC																		
(d) Proportion of new residential development within 30 minutes public transport time of key services	<table border="1"> <thead> <tr> <th></th> <th>06-07</th> <th>07-08</th> </tr> </thead> <tbody> <tr> <td>GP</td> <td>99.9%</td> <td>96.4</td> </tr> <tr> <td>hospital</td> <td>70%</td> <td>80.85</td> </tr> <tr> <td>primary school</td> <td>100%</td> <td>100</td> </tr> <tr> <td>secondary school</td> <td>69.3%</td> <td>72.6</td> </tr> <tr> <td>areas of employment</td> <td>76%</td> <td>92.2</td> </tr> </tbody> </table>		06-07	07-08	GP	99.9%	96.4	hospital	70%	80.85	primary school	100%	100	secondary school	69.3%	72.6	areas of employment	76%	92.2		Surrey Local Transport Plan provisional target: reduce the percentage of children travelling to school by car (as only passenger): 5-10yrs from 42% (2004) to 36% (2010); 11-16yrs	Whilst the performance has been reasonable in general, there is considerable scope for improvement. In particular, access to a secondary school and to a hospital has not been satisfactory in the majority of new development. Surrey wide target for children travelling to school by car shows a	WBC. Surrey CC SLTP Annual Monitoring Report 2006 and 2007 National Indicator 175. Surrey Local
	06-07	07-08																					
GP	99.9%	96.4																					
hospital	70%	80.85																					
primary school	100%	100																					
secondary school	69.3%	72.6																					
areas of employment	76%	92.2																					

SA Indicators	Woking Quantified Data			Comparator	Targets	Trends/Issues/Constraints	Source
	Woking Town Centre	99.7%	98		from 28% (2004) to 22% (2010).	reduction of 3% which is on track to meet the current Surrey target.	Transport Plan

Appendix 3: Sustainability Appraisal of the Core Strategy Objectives

Appraisal of the Objectives of the Draft Core Strategy

The objectives of the Core Strategy are set out below in no particular priority order. For the purposes of this appraisal, they will be referred to by their numbers.

1. To enable a diverse range of development such as offices, housing, shops, leisure and cultural facilities in Woking Town Centre to enable its status as a Regional Hub to be maintained. The development will be of high quality, high density that will create an attractive environment for people to live, do business and visit.
2. To enable an attractive and sustainable development of the District and Local Centres to provide convenient access to everyday shops and local services, local community facilities, parks and open spaces.
3. To enable the provision of well designed homes of different types, tenures and affordability to meet the needs of all sections of the community. This will be at sustainable locations and at densities that maximise the efficient use of urban land without compromising the distinctive character of the local area.
4. To protect the integrity of the Green Belt and to harness its recreational benefits to the community.
5. To enable a buoyant local economy with good quality offices, business parks and industrial areas, which meet the needs of modern business. This will mainly be encouraged in major business and industrial areas, Woking Town Centre and the District and Local Centres,
6. To lead the way on high quality sustainable development that minimises adverse impacts on climate change. This will be done through maximising opportunities for implementing renewable energy technologies, maximise efficient use of energy and water in buildings and manage waste effectively.
7. To maintain and improve air and water quality and manage effectively the impact of noise and light pollution.
8. To encourage high quality design of buildings, neighbourhoods and the public realm that creates a sense of place where people feel safe to spend time and/or interact without fear of crime.
9. To ensure that the provision of community infrastructure, including services and facilities, keeps pace with growth of the Borough. This will include schools, healthcare, water supply, drainage and flood alleviation, leisure, Green Infrastructure and community facilities.

10. To work in partnership with Surrey County Council and other stakeholders with interest in transport provision to deliver a transport system that enables people to access key services, facilities and jobs by all relevant modes of travel. In particular, by encouraging the use of public transport and creating a safe environment for people to walk and cycle to the Town, District and Local Centres.
11. To provide an integrated and an effective transport interchange system that has an improved Woking Railway Station as a focus.
12. To preserve and enhance the cultural, historic, biodiversity and geodiversity features of the Borough and make them accessible to the benefit of residents.
13. To significantly reduce both absolute and relative deprivation in Sheerwater, Maybury and Lakeview Estate in Goldsworth Park.

Title – Objective 1

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	Objective seeks to provide a diverse range of housing to meet needs.			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Objective seeks to provide a diverse range of jobs, shops, leisure and cultural facilities. All have bearing on the well being of the community.						
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people	0							

			Predicted Effects						
	feel very or fairly safe in the local environment (Nov. 2004)								
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	See 2 above			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+	Objective seeks to concentrate development at the town centre in high quality and high density.			+			
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	+?	Will depend on promotion of sustainable transport modes.			+?			

			Predicted Effects						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	Will put less pressure on sensitive sites.			+			
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+	See 8 above			+			

			Predicted Effects						
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metred - 177 litres of water consumption per person per day. Metred - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+	Allow opportunities for development to be connected to the existing network of GHPs			+			

			Predicted Effects						
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remains relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+	See 2 above			+			
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	+	See 2 above			+			
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	+?	See 8 above			+?			

		Predicted Effects						
<p>20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.</p>	<p>Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.</p>	<p>+</p>	<p>The Town Centre is the main focus of public transport interchange.</p>			<p>+</p>		

SA Tables

Title – Objective 2

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	It enables the sustainable development of housing.			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Objective seeks to provide a diverse range of jobs, shops, leisure and cultural facilities to meet the everyday needs of the locality. All have bearing on the well being of the community.						
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

		Predicted Effects							
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	See 2 above			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+	Objective seeks to concentrate development at the District and Local centres in high quality and high density development.			+			

		Predicted Effects								
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	+?	Will depend on promotion of sustainable transport modes.		+?					
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0								
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0								
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0								

			Predicted Effects						
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+?	Will depend on promotion of sustainable transport modes.		+?				
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metred - 177 litres of water consumption per person per day. Metred - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents	0							

		Predicted Effects							
	between 2004 - 07.								
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+?	Offer opportunity for energy efficiency measures to be introduced (securing the critical mass to justify viability)						
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remains relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+	See 2 above			+			

		Predicted Effects							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	+	See 2 above			+			
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	+?	See 12 above			+?			
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+	The District and Local Centres are relatively the main public transport routes in the Borough.			+			

SA Tables

Title – Objective 3

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	Objective seeks to provide well designed homes for all sections of the community			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Well designed homes for all sections of the community will have a significant bearing on the well being of the community.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

		Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	+	Good design can minimise incidents and fear of crime.			+		
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0						
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+				+		
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+	Objective seeks to use urban land efficiently without compromising on character of the area.			+		
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor	+?	Will depend on promotion of sustainable transport modes.			+?		

			Predicted Effects						
	NO2 emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	Reduce pressure on Greenfield land and on sensitive sites. It should be emphasised that some previously developed urban sites can hold significant biodiversity that needs to be taken into account.		+				
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							

			Predicted Effects						
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+?	Layout, orientation and good design has impact of energy use and consequently on climate change.		+?				
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents	0							

		Predicted Effects							
	between 2004 - 07.								
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+	Offer opportunity for energy efficiency measures to be introduced (securing the critical mass to justify viability)			+			
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remains relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							

			Predicted Effects						
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	+?	See 8 above		+?				
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+?	See 8 above		+?				

SA Tables

Title – Objective 4

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	-	Will constrain the development of housing to meet the identified needs of the community.			-			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	The Green Belt is a significant source of leisure and recreation.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	0							
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+	Will encourage the use of previously developed land.			+			
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	0							

			Predicted Effects						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	The Green Belt contains a variety of habitats and species that are worth protecting.			+			
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	+	The Green Belt for an important landscape setting for the Borough.			+			
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	+	The Green Belt contains significant agricultural land.			+			
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	0							

		Predicted Effects							
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							

			Predicted Effects					
<p>17. Maintain high levels of employment, encourage high quality low impact development & education for all.</p>	<p>Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remains relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%</p>	<p>0</p>						
<p>18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.</p>	<p>See 17 above</p>	<p>0</p>						
<p>19. Minimise the adverse impact of emissions from transport.</p>	<p>58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.</p>	<p>0</p>						

		Predicted Effects					
<p>20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.</p>	<p>Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.</p>	<p>0</p>					

SA Tables

Title – Objective 5

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	0							
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	A buoyant local economy has a direct impact on the well being of the community. It also creates a vibrant local community.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	See 2 above			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+	See to concentrate development on existing employment sites and the main centres.			+			
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor	+?	Will depend on the promotion of sustainable transport modes and transport plans.			+?			

			Predicted Effects						
	NO2 emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							

			Predicted Effects						
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+?	See 8 above			+?			
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents	0							

		Predicted Effects							
	between 2004 - 07.								
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+?	Allow opportunity to connect development to the existing network of CHPs						
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remains relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+				+			

			Predicted Effects						
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	+			+				
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	+?	See 8 above		+?				
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+	Objective seek to concentrate development at the main centres where public transport is relatively available		+				

SA Tables

Title – Objective 6

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	0							
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Objective seek to achieve high quality development.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	+	There is a direct link between climate change and potential risk of flooding.			+			

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	0							
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	+				+			

			Predicted Effects						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+				+			

		Predicted Effects							
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	+	Objective seeks to maximise the efficient use of water.						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+	Objective seeks to maximise the efficient use of energy and promote renewable energy.			+			

			Predicted Effects					
<p>17. Maintain high levels of employment, encourage high quality low impact development & education for all.</p>	<p>Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%</p>	<p>0</p>						
<p>18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.</p>	<p>See 17 above</p>	<p>0</p>						
<p>19. Minimise the adverse impact of emissions from transport.</p>	<p>58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.</p>	<p>0</p>						

			Predicted Effects						
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	0							

SA Tables

Title – Objective 7

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continue to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	0							
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	0							
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continue to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	0							
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	+				+			

			Predicted Effects						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	The water environment generally provides good habitats for a variety of species.			+			
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	0							

		Predicted Effects							
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metred - 177 litres of water consumption per person per day. Metred - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	+	Objective seeks to improve water quality.			+			
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							

			Predicted Effects					
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0						
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0						
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0						

			Predicted Effects					
<p>20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.</p>	<p>Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.</p>	<p>0</p>						

SA Tables

Title – Objective 8

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	High quality design will help deliver high density housing at the main centres			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Good design that incorporates public realm creates a sense of place for people to live, work and visit. This will have a direct bearing well being.						
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

		Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	+	Objective seeks to use design as a means to create an area where people feel safe to spend time.			+		
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0						
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	Good design enhances the vibrancy of places.			+		
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0						
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	0						

		Predicted Effects						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	The provision of further green infrastructure will provide opportunities for the enhancement of biodiversity.					
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	+	High quality design often minimises adverse impacts on important assets of an area.			+		
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0						
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	0						

		Predicted Effects							
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+	Layout, orientation and good design has impact on energy efficiency.			+			

			Predicted Effects					
<p>17. Maintain high levels of employment, encourage high quality low impact development & education for all.</p>	<p>Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%</p>	<p>0</p>						
<p>18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.</p>	<p>See 17 above</p>	<p>0</p>						
<p>19. Minimise the adverse impact of emissions from transport.</p>	<p>58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.</p>	<p>0</p>						

			Predicted Effects					
<p>20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.</p>	<p>Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.</p>	<p>0</p>						

SA Tables

Title – Objective 9

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	The provision of housing will need to be supported by adequate infrastructure. The objective seeks to achieve that.			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Provision of infrastructure is wide ranging to include health, education and community facilities. The provision of this will have a direct bearing on the well being of people in the community.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	+	Implementation of SUDs, drainage etc will help reduce incidents of flooding.			+			

		Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	+	Provision of community facilities, open spaces etc. could help reduce the fear of crime and improve upon community safety.			+		
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0						
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	Transport links, community facilities etc. will improve upon the vibrancy of the area.			+		
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0						
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	0						

			Predicted Effects						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+?	Energy efficient infrastructure such as CHP has a bearing on climate change			+			

		Predicted Effects							
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	+	Provision of recycling facilities etc.		+				
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+	See 12 above			+			

			Predicted Effects					
<p>17. Maintain high levels of employment, encourage high quality low impact development & education for all.</p>	<p>Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%</p>	<p>0</p>						
<p>18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.</p>	<p>See 17 above</p>	<p>0</p>						
<p>19. Minimise the adverse impact of emissions from transport.</p>	<p>58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.</p>		<p>See 20 below</p>					

		Predicted Effects						
<p>20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.</p>	<p>Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.</p>	<p>+</p>	<p>Provision of necessary infrastructure will reduce the need and distance travelled.</p>			<p>+</p>		

SA Tables

Title – Objective 10

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	0							
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Objective seeks to link people to jobs, facilities and service by all modes. This will enhance social inclusion and the well being of the people.						
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

		Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0						
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	+	Partnership working will encourage involvement and sharing of information. It will also facilitate decision making.					
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	See 2 above					
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0						
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment	+?	Objective promotes sustainable modes of transport.		+?			

			Predicted Effects						
	required when necessary to monitor NO2 emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							

			Predicted Effects						
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+?	See 8 above		+?				
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							

		Predicted Effects						
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metred - 177 litres of water consumption per person per day. Metred - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+?	Potential to minimise car use.		+?			
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and	+	Good transport system will support the economy and make the area attractive for business.			+		

			Predicted Effects						
	industrial floorspace in 2007 was 16.5%								
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	+	See 17 above			+			
19. Minimise the adverse impact of emissions from transport.	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	+	Objective promotes sustainable transport such as walking and cycling.						

		Predicted Effects						
<p>20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.</p>	<p>Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.</p>	<p>+</p>	<p>Objective promotes public transport</p>			<p>+</p>		

SA Tables

Title – Objective 11

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+?	Will support the concentration of housing development at the town centre.			+?			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	0							
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	A good transport interchange will facilitate good links within and out of the town centre.			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	+	Shift towards public transport. This will reduce congestion and consequently improve air quality.			+			

			Predicted Effects						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+	See 8 above		+				

		Predicted Effects							
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+	Help reduce the use of fossil fuel.						

			Predicted Effects						
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+	An effective integrated transport system that provides easy access to the town centre has the potential to attract investment, which will create job		+				
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	+	See 17 above		+				
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	+	See 8 above			+			

		Predicted Effects						
<p>20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.</p>	<p>Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.</p>	<p>+</p>	<p>See 8 above</p>			<p>+</p>		

SA Tables

Title – Objective 12

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	0							
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	This will recreation and leisure			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	A great source of visitor attraction and a boost to the local economy						
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor	0							

		Predicted Effects							
	NO2 emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	Objective seeks to enhance biodiversity and geodiversity.			+			
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	+	See 9 above			+			
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							

			Predicted Effects						
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.								
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							

		Predicted Effects							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was	+?	Potential for tourist attraction			+?			

			Predicted Effects						
	16.5%								
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	+?	See 17 above			+?			
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							

		Predicted Effects							
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	0							

SA Tables

Title – Objective 13

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	Policy seeks to provide appropriate types of housing by nature and tenure.			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Policy seek to address pockets of deprivation in the Borough						
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	+	Objective seeks to target resources to improve the general environment in the area. This will have positive impacts of the fear of crime.			+			
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	Objectives seeks to create jobs, community facilities, food store etc			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor	0							

			Predicted Effects						
	NO2 emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							

			Predicted Effects						
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	0							
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							

		Predicted Effects						
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0						
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and	+	Objective will enhance employment opportunities in the deprived areas.			+		

			Predicted Effects						
	industrial floorspace in 2007 was 16.5%								
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	+	See 17 above			+			
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	+	Objective promotes public transport			+			

		Predicted Effects						
<p>20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.</p>	<p>Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.</p>	<p>+</p>	<p>See 19 above</p>			<p>+</p>		

Appendix 4: Sustainability Appraisal of the Core Strategy Publication document Policies

Policy CS2 – Woking Town Centre

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+			+				
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+			+				
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is	0							

			Predicted Effects						
	erratic, but improving								
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	See 2 above			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003	+	It provides opportunity for the reuse of previously developed sites.			+			

			Predicted Effects						
	- 08) for business floorspace.								
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	-?	High density over development could impact on air quality, in particular, the town centre is a focus for transport interchange.			-?			
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	Help minimise development elsewhere in the Borough and minimise the use of Greenfield land.			+			
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high	+	See 9 above			+			

			Predicted Effects						
	archaeological potential without prior assessment.								
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	+	See 9 above			+			
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	-?	Concentration of development could lead to poor air quality			-?	Encourage sustainable modes of travel. Energy efficiency and efficient use of water.		
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							

			Predicted Effects						
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+	Development will be required to connect to energy efficient sources.			+			

		Predicted Effects							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+	See 9			+			
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	+	See 9			+			
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	-				-	Encourage sustainable modes of travel and travel plans.		

			Predicted Effects						
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+	Focus for transport interchange			+			

Policy CS3 –West Byfleet District Centre

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	West Byfleet centre is a District Centre and a main focus for residential development			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	West Byfleet Centre is a focus for jobs, community facilities and town centre uses.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	See 2 above			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+	It provides opportunity for the reuse of previously developed sites.			+			
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when	-?	High density over development could impact on air quality;			-?			

			Predicted Effects						
	necessary to monitor NO2 emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	Help minimise development elsewhere in the Borough and minimise the use of Greenfield land.			+			
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	+	See 9 above			+			
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	+	See 9 above			+			
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and	-?	Concentration of development could lead to poor air quality			-?	Encourage sustainable modes of travel. Energy efficiency		

			Predicted Effects						
	reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.						and efficient use of water.		
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							

			Predicted Effects						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+	See 9			+			
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local	See 17 above	+	See 9			+			

			Predicted Effects						
centres.									
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	-				-	Encourage sustainable modes of travel and travel plans.		
20. Improve public transport & use . Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+	Focus for transport interchange			+			

Policy CS4 – Local and Neighbourhood Centres and shopping parades

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	The Local centres are the main focus for residential development to meet local need.			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	The Local Centres and neighbourhood Centres are focus community facilities. Town centre uses acceptable in Local Centres.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	See 2 above			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+	It provides opportunity for the reuse of previously developed sites.			+			
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when	-?	High density over development could impact on air quality;			-?			

			Predicted Effects						
	necessary to monitor NO2 emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	Help minimise development elsewhere in the Borough and minimise the use of Greenfield land.			+			
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	+	See 9 above			+			
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	+	See 9 above			+			
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and	-?	Concentration of development could lead to poor air quality			-?	Encourage sustainable modes of travel. Energy efficiency		

			Predicted Effects						
	reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.						and efficient use of water.		
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							

			Predicted Effects						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+	See 9			+			
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local	See 17 above	+	See 9			+			

			Predicted Effects						
centres.									
19. Minimise the adverse impact of emissions from transport.	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	-				-	Encourage sustainable modes of travel and travel plans.		
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+	Focus for transport interchange			+			

Policy CS5 Priority Places

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	Policy seeks to address pockets of deprivation by providing appropriate types of housing and tenure mix, jobs and community facilities and other infrastructure.			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	See 1 above			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	+	Policy seeks to improve the general environment of the areas. This will minimise the fear of crime.						
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	See 1 above			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+?	Significance changes will occur on previously developed land.			+?			
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when	0							

		Predicted Effects						
	necessary to monitor NO2 emissions							
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0						
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0						
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0						
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and	+?	Policy seeks to promote public transport.		+			

			Predicted Effects						
	reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.								
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	+							

			Predicted Effects						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+	See 1 above			+			
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local	See 17 above	+	See 1 above			+			

			Predicted Effects						
centres.									
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	+	See 12 above		+				
20. Improve public transport & use . Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+	See 12 above		+				

Policy CS6 – Green Belt

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	Policy recommends the release of Greenfield land for housing development			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Green Belt has significant opportunities for recreation and leisure. This has a direct bearing on the well being of the community			+			

			Predicted Effects						
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	0							
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	-	Policy recommends the release of land in the Green Belt for development			-	Ensure any land that is released does not contribute to the purpose of the Green Belt.		

			Predicted Effects						
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	0							
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	Policy seeks to protect the Green Belt, which is an important source of habitats for many species.			+			
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil	No significant issues with respect to loss of agricultural land.	+				+			

			Predicted Effects						
quality									
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	0							
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water	0							

			Predicted Effects						
	pollution incidents between 2004 - 07.								
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remains relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+	Policy retains some employment sites as Major Developed Sites in the Green Belt. These have potential for job creation. There are also other employ		+				

			Predicted Effects						
			ment sites in the Green Belt.						
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	+	See 17 above		+				
19. Minimise the adverse impact of emissions from transport.	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							

			Predicted Effects						
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	0							

Cumulative Impacts - The policy seeks to protect the integrity of the Green Belt. The release of land from the Green Belt will enable the specific needs of the community to be met including houses and other town centre uses. However, land that is released will be lost to the Green Belt forever. It is therefore important to ensure that any land that is released does not compromise on the overall purpose of the Green Belt. Access to the Green Belt provides opportunities for leisure and recreation. This is something that the policy should emphasise. The protection of the Green Belt will continue to provide a beautiful setting to the Borough.

Policy CS7 – Biodiversity, International, national, regional and local nature conservation designations

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	0							
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	A useful source of local education.						
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov.	0							

			Predicted Effects						
	2004)								
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	0							
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	0							

			Predicted Effects						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	Policy seek to protect biodiversity			+			
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	+				+			
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+							
13. Reduce the impact of consumption of resources by using sustainably produced and	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							

			Predicted Effects						
local products									
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							

			Predicted Effects						
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							

			Predicted Effects						
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	0							

The policy protects biodiversity and sensitive designation. This will enable the Borough to meet its international and national obligations. However, policy could benefit from emphasising the educational benefits of these sites.

Policy CS8 – Thames Basin Heaths Special Protection Area and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	-					Policy put restrictions on the location of housing development. It also add to development cost in the form of mitigation.		
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+			+		Policy will enhance the character of the area and its amenity value for people to enjoy. This will include the provision of SANGs. This will have positive bearing on the well-being of the community.		
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new	0							

			Predicted Effects						
	development is erratic, but improving								
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	0							
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+				+	Restriction on the use of designated sites will help encourage effort to maximise the use of brownfield land.		

			Predicted Effects						
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	0							
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+				+		Policy will enhance significant habitats and species.	
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	+				+		Policy will seek to enhance ket assets, character and landscape of the area.	
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							

			Predicted Effects						
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+				+		Policy maximises efficient management of the landscape and associated biodiversity. This will have positive impacts on biodiversity and climate change	
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							

			Predicted Effects						
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of	0							

			Predicted Effects						
	vacant commercial and industrial floorspace in 2007 was 16.5%								
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							

			Predicted Effects						
<p>20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.</p>	<p>Between 2006 and 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.</p>	<p>0</p>							

Policy CS9 – Flooding

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	Will facilitate the sustainable location of housing development. It also requires SUDs to be implemented with schemes.						
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	0							
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	+				+			

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	0							
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+	See above	1		+			
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when	0							

			Predicted Effects						
	necessary to monitor NO2 emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and	0							

			Predicted Effects						
	reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.								
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	+				+			

			Predicted Effects						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local	See 17 above	0							

			Predicted Effects						
centres.									
19. Minimise the adverse impact of emissions from transport.	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	0							

Policy CS10 – Housing provision and distribution

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+			+				
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+			+				
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	-		-		Locate development at areas of no risk. Introduce SUDS			
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly	0							

			Predicted Effects						
	safe in the local environment (Nov. 2004)								
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+				+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+	There will be need to use Greenfield land to meet specific needs such as needs of the elderly.			+			
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when	-				-	Locate at sustainable locations where public transport,		

			Predicted Effects						
	necessary to monitor NO2 emissions						cycle and walking is accessible.		
9. Conserve and enhance biodiversity (including fauna/flora)	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	Development is located to avoid sensitive sites. Development at Brookwood Farm will be designed to enhance biodiversity			+	The impacts of development at Brookwood Farm will be fully assessment and appropriate mitigation put in place to enhance biodiversity.		
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							

			Predicted Effects						
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	-	As in 8 above on air quality						
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	-		-			Other Council Strategies, Encourage recycling.		
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	-			-		Efficient use of water through sustainable code of construction.		

			Predicted Effects						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	-		-			Require development to connect to efficient energy sources. Use of renewable energy		
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							

			Predicted Effects					
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	-	See 8 above on air pollution					
20. Improve public transport & use . Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+	Infrastructure Delivery Plan to assess infrastructure needs, how they will be provided and by who.			+	Location of development, developer contributions to improve infrastructure.	

Cumulative Impacts – Concentrating development in key urban centres will facilitate easy access to facilities and services. Housing will be closer to jobs and the need to travel and distance travelled will be reduced. The policy also seeks to meet the needs of all sections of the community. This will provide social inclusion. Focusing development at the key centre will minimise adverse impacts of development on environmentally sensitive designations such as the SPA and SACs. SPA mitigation will still be required to mitigate development within 5km of the SPA. Far less Green Belt Land will be released for development because policy makes effective use of previously developed land and offers better integration between housing, jobs and community facilities.

Policy CS11 – Housing Mix

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+			+				
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+			+				
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov.	+			+				

			Predicted Effects						
	2004)								
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+				+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	0							

			Predicted Effects						
9. Conserve and enhance biodiversity (including fauna/flora)	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	0							
13. Reduce the impact of consumption of resources by using sustainably produced and	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							

			Predicted Effects						
local products									
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							

			Predicted Effects						
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remains relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							

			Predicted Effects						
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+				+			

Cumulative Impacts – The policy would bring about social integration because it is sensitive to the demography and associated needs of the people in the community. It also ensures that the diverse needs of the community are met, including support for services and jobs.

Policy CS12 - Affordable Housing

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Nature of Effects	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment
				Assessment of effect					
				Short	Medium	Long			
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+				+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+				+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov.	0							

			Predicted Effects						
	2004)								
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+				+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+	But some of them will be provided on Greenfield land to meet the specific needs of families.			+			
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when	-				-	Locate at sustainable locations where public transport,		

			Predicted Effects						
	necessary to monitor NO2 emissions						cycle and walking is accessible		
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	-	See 8 above on air quality.						

			Predicted Effects						
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.								
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	-					Recycling and other Council strategies		
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	-		-			Efficient use of water through high code for sustainable construction		
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	-		-			Require development to connect to efficient energy sources. Use of renewable		

			Predicted Effects						
							energy		
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							

			Predicted Effects						
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	-	See 8 above						
20. Improve public transport & use . Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+				+			

Cumulative Impacts – The policy would bring about social integration because it is sensitive to the demography and associated needs of the people in the community. It also ensures that the diverse needs of the community are met, including support for services and jobs. It provides affordable housing to the low paid including key workers. This will help retain labour force in the Borough, in particular, the young.

Policy CS13 – Older people and vulnerable groups

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+			+				
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+			+				
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							

			Predicted Effects						
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+				+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	-	By their nature, it is likely that they will be provided on Greenfield land at low densities.				-		
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	-					Locate at sustainable locations where public transport, cycle and walking is accessible		

			Predicted Effects						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	-	See 8 above	-					
13. Reduce the impact of consumption of resources by using sustainably produced and	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							

		Predicted Effects							
local products									
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	-		-			Other Council strategies such as recycling		
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	-		-			Efficient use of water through high code for sustainable construction		
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	-		-			Efficient use of energy. Require development to connect to efficient sources of energy		

			Predicted Effects						
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	-	See 8 above			-			

			Predicted Effects						
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+				+			

Cumulative Impacts – The policy would bring about social integration because it is sensitive to the demography and associated needs of the people in the community. It also ensures that the diverse needs of the community are met, including support for services and jobs.

Policy CS14 – Gypsies, Travellers and Travelling Showpeople

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Nature of Effects	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment
				Assessment of effect					
				Short	Medium	Long			
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	Provision of housing to meet the needs of all sections of the community.			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+				+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly	0							

			Predicted Effects						
	safe in the local environment (Nov. 2004)								
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+				+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	-	Likely that site will be outside the main urban centres because of high land values.			-	Ensure sites are accessible to jobs and key services and facilities.		
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	-	See 8 above	-					

			Predicted Effects						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	-	See 8 above	-					
13. Reduce the impact of consumption of resources by using sustainably produced and	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							

			Predicted Effects						
local products									
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	-		-			Other Council strategies, recycling		
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	-		-			Efficient use of water		
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	-		-			Efficient use of energy		

			Predicted Effects						
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	-	See 8 above	-					

			Predicted Effects						
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+				+			

Cumulative Impacts – The policy would bring about social integration because it is sensitive to the demography and associated needs of the people in the community. It also ensures that the diverse needs of the community are met, including support for services and jobs.

Policy CS15 Sustainable Economic Development

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	0							
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	A healthy economy that creates jobs improves upon the well being on people.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	+	Most employment land is concentrated in the main urban centres where key services and facilities are located.			+			

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.								
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	See 3 above			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+	See 3 above			+			
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when	0							

			Predicted Effects						
	necessary to monitor NO2 emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	See 3 above		+				
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and	0							

			Predicted Effects						
	reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.								
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							

			Predicted Effects						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remains relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+				+			
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local	See 17 above	+				+			

			Predicted Effects						
centres.									
19. Minimise the adverse impact of emissions from transport.	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	+	See 3 above			+			
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+	See 3 above			+			

Cumulative Impacts

Policy provides employment development at sustainable locations, closer to homes and community facilities. It provides for a range of employment needs, which will improve on the well being of the community. It helps address the employment needs of the deprived areas of the Borough. It will help bring social change in the Borough.

Policy CS16 – Infrastructure Delivery

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	0	No direct effect on housing provision. However, it is needed to support housing development.						
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+				+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	+	Drainage and flood alleviation measures are infrastructure. The				+		

			Predicted Effects						
			Infrastru cture Delivery Plan sets out the overall need						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+				+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							

		Predicted Effects							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	+				+			
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.								
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the	0							

			Predicted Effects						
	1990 level by 2090.								
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	+	Through providing recycling facilities etc.			+			
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	+				+			

			Predicted Effects						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+				+			
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+				+			
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							

			Predicted Effects						
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	+				+			
20. Improve public transport & use . Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+				+			

Cumulative Impacts

Adequate infrastructure to support development is essential to economic growth and the way communities function. The definition of infrastructure is given in the Infrastructure Delivery Plan, and is wide ranging to include education, health, community facilities. The provision of infrastructure such as community halls facilitates social integration. Transport infrastructure helps link people to jobs, services and recreation thereby improving upon their wellbeing.

Policy CS17 – Open Spaces, Green Infrastructure, Sports and Recreation

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes								
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Open space, Green Infrastructure, Sports and Recreation has a direct bearing on the well being the community.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	+	The provision of open space, green infrastructure will help reduce flooding.						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people	+	Open spaces facilitate community cohesion because they are places for social interaction. They			+			

		Predicted Effects							
	feel very or fairly safe in the local environment (Nov. 2004)		create a sense of community pride and attractiveness of an area. However, if they are not maintained, they can be spots for anti social behaviour.						
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	As 4 above			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2	+				+			

			Predicted Effects						
	emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+				+			
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.								
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80%	0							

		Predicted Effects							
	of the 1990 level by 2090.								
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							

		Predicted Effects							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remains relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							

		Predicted Effects							
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							
20. Improve public transport & use . Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	0							

Access to public open space and green infrastructure is a significant contributory factor to the well being of the community. The policy recognises its potential and seeks to protect it. Sports and recreation are vital community infrastructure that facilitates social cohesion.

Policy CS18 Transport and Accessibility

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	Policy directs development to be located in the main urban centres served by public transport, walking and cycling.			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Improved access to key services and facilities. Will also improve health and wellbeing of the population by providing improved opportunities for pedestrians and cyclists.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	Links people to facilities, services and jobs.			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when	+?	See to encourage sustainable travel modes such as public transport, walking, cycling.			+			

			Predicted Effects						
	necessary to monitor NO2 emissions		It encourages travel plans. Impacts will depend on the success of the measures being proposed.						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+?	Could reduce impacts on the Special Protection Area since the impacts are mainly due to transport pollution. Impacts will depend on the success of the measures being proposed.		+				
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							

			Predicted Effects						
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	?	Will depend on the effectiveness of the measures.			?			
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1%	0							

			Predicted Effects						
	increase in water pollution incidents between 2004 - 07.								
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+	The shift to sustainable modes will minimise the use of fossil fuel.			+			
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remains relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+	An integrated transport system is fundamental to economic growth.			+			

			Predicted Effects						
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	+	See 17 above			+			
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	+	See 8 above. Impacts will depend on the success of the measures being proposed.			+			
20. Improve public transport & use . Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+	See 8 above			+			

The policy promotes sustainable modes of travel as a means of ensuring access to jobs services and facilities. This will have significant long term positive impacts on air quality and congestion. The policy also encourages development to be located at sustainable locations to maximise the use of public transport and other infrastructure. This will help reduce the need to travel. It emphasises the need for development that generates significant traffic to be accompanied by Travel Plans.

Policy CS19 Social and Community Infrastructure

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	0							
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Community facilities, social and community infrastructure help bring about social cohesion because they are places for social interaction. They create a sense of community pride and attractiveness of an area.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	+	Community facilities, social and community infrastructure help bring about social cohesion because they are places for social interaction. They create a sense of community pride and attractiveness of an area.			+			
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	Community facilities, social and community infrastructure help bring about social cohesion because they are places for social interaction. They create a sense of community pride and attractiveness of an area.			+			

			Predicted Effects						
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	0							
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							

			Predicted Effects						
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	0							
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							

			Predicted Effects						
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metred - 177 litres of water consumption per person per day. Metred - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of	0							

			Predicted Effects						
	vacant commercial and industrial floorspace in 2007 was 16.5%								
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							

			Predicted Effects						
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	0							

Cumulative Impacts The provision of community infrastructure will have a direct and long term impacts on the well being of the community. The policy encourages these to be located in the main urban centres to maximise their accessibility and help reduce the need to travel. The Infrastructure Delivery Plan, which the policy refers to will provide clarity about how they will be delivered.

Policy CS20 Heritage and Conservation

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	0							
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	The policy seeks to protect the heritage of the Borough. This is a great source of attraction and leisure.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	It a source of attraction and can encourage tourism.			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when	0							

		Predicted Effects							
	necessary to monitor NO2 emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	+				+			
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and	0							

			Predicted Effects						
	reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.								
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	0							

			Predicted Effects						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	+?	If can encourage tourists attraction, which is a significant source of employment.			+?			
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local	See 17 above	+?	See 17 above			+?			

			Predicted Effects						
centres.									
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							
20. Improve public transport & use . Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	0							

Policy CS21 – Design

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	Policy will make high density development fit for purpose and acceptable to the community. Will improve the attractiveness and functionality of houses.			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	See 1 above			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	+	By designing out crime and the fear of crime. Good design has positive impacts on safety and the way people perceive the environment.						
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+			+				
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when	0							

		Predicted Effects							
	necessary to monitor NO2 emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	+	Good design will minimise any adverse impacts of the setting of historic building and enhance the character of Conservation Areas etc.			+			
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and	+	Layout, orientation and choice of material has significant impact on energy			+			

			Predicted Effects						
	reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.		efficiency etc						
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	+	See 12			+			

			Predicted Effects						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+	See 12			+			
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local	See 17 above	0							

			Predicted Effects						
centres.									
19. Minimise the adverse impact of emissions from transport.	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	0							

Policy CS22 – Sustainable Construction

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+						Policy set standards for new residential development. It seeks to maximise efficient use of energy and water	
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	0							
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	0							
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in	0							

			Predicted Effects						
	2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)								
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	0							
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+			+			Policy sets lower standards for development on previously developed land.	
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	+				+			

			Predicted Effects						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	0							
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+				+	Policy maximises efficient use of energy and reduces greenhouse gases		

			Predicted Effects						
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	+				+			
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974	+				+			

		Predicted Effects							
	(1996 - 2007)								
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							

			Predicted Effects						
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							
20. Improve public transport & use . Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	0							

Cumulative Impacts

Policy will have significant positive long term effects. It set high standards for sustainable construction and maximises efficient use of energy and water. This will have positive impacts on green house emissions.

Policy CS23 – Renewable and Low Carbon Energy Generation

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	0							
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	0							
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	-?	Climate change is a significant potential cause of flooding. Incidence of torrential rain etc			-?			

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	0							
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	0							
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when	0							

			Predicted Effects						
	necessary to monitor NO2 emissions								
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	A move towards renewable and low carbon energy will slow the rate of human induced climate change. This will benefit habitats and species..			+			
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0							
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0				?			

			Predicted Effects						
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+				+			
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metred - 177 litres of water consumption per person per day. Metred - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1%	+	Policy seek to maximise efficient use of water			+			

			Predicted Effects						
	increase in water pollution incidents between 2004 - 07.								
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	+	Policy seeks to maximise efficient use of energy.			+			
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							

			Predicted Effects						
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							
20. Improve public transport & use . Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 - 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	0							

Policy CS24 – Woking’s landscape and townscape

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 - 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	0							
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+			+		Policy will enhance the character of the area and its amenity value for people to enjoy. This will have positive bearing on the well-being of the community.		
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	+			+		Policy help reduce the risk of flooding by enhancing canal and river network in the area.		

			Predicted Effects						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0							
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+				+		Policy will help enhance the general environment and attractiveness of the area. This will help create a vibrant community where people would like to live, work, visit and do business.	
7. Make the best use of previously developed	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100%	0							

			Predicted Effects						
land and existing buildings	(2003 - 08) for business floorspace.								
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	0							
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+				+		Policy will enhance canal/river network and corridors, which are significant habitats for some species. It will also support land management practices, which will enhance local biodiversity.	

			Predicted Effects						
10. Protect/enhance the natural/archaeological/historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	+				+		Policy will seek to enhance key assets, character and landscape of the area.	
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0							
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	+				+		Policy maximises efficient management of the landscape and associated biodiversity. This will have positive impacts on biodiversity.	
13. Reduce the impact of consumption of resources by using sustainably produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							

			Predicted Effects						
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	0							
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 - 07.	+				+		Policy seeks to enhance the canal/river network. This will help improve water quality.	
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	0							

			Predicted Effects						
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	0							

			Predicted Effects						
<p>20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.</p>	<p>Between 2006 and 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.</p>	<p>0</p>							

Appendix 5: Sustainability Appraisal of Housing Options

Appendix 5: Sustainability Appraisal of Housing Options

The new Coalition Government is introducing a number of changes to the planning system. The one with the most significant impacts on the Core Strategy is the revocation of Regional Spatial Strategies. This means that the South East Plan which formed the strategic guidance for the initial stages of the Core Strategy is no longer part of the development plan for this area and its requirements are no longer binding. Decision making on housing and planning is returned to local councils. Woking Borough Council therefore has the responsibility for establishing the appropriate level of local housing provision for the Borough. In delegating that responsibility to Local Authorities the Secretary of State was clear to emphasise that the level of housing agreed by Local Authorities will have to be justified by evidence and there should be an Examination in Public to test its soundness. Woking Borough Council will have to demonstrate that the option of housing provision that it chooses is the most sustainable and appropriate option when considered against all reasonable alternatives. This SA of housing options assesses the options in a consistent manner and provides a key justification for the Council's preferred housing target.

Three options are tested. These are:

- Option 1 – 292 dwellings per year. This is the requirement that was established by the South East Plan.
- Option 2 – 499 affordable housing homes per year. This is evidenced from the Strategic Housing Market Assessment.
- Option 3 – 594 dwellings per year comprising 499 new affordable homes and the rest are market housing to meet demand. . This is evidenced from the Strategic Housing Market Assessment.

The Options are tested against the SA Framework and details of the assessment are set out in the SA Tables below. The proforma and symbols used are the same as the ones used for the appraisal of objectives and policies.

Option 1 (Provision of 292 net additional dwellings per year)

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects			Mitigation	Cumulative / synergistic implications	Justification for assessment	
			Nature of Effects	Assessment of effect					
				Short	Medium				Long
1. Provision of sufficient housing	5,840 dwellings between 2006 and 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	Provision of a balanced mix of housing to meet the needs of the community. However, this level of provision will not be enough to meet the significant unmet need for affordable housing. Most of the provision can be accommodate in the main centres, close to key services and facilities.			+			
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Provision of decent homes that are well designed has a direct positive impact on the wellbeing of people.			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	-	Generally, development has potential impacts on flooding if adequate measures are not introduced to avoid that. The						

			Predicted Effects						
			more development, the more likely this could be. However, this is also influenced by where development is located and how they are constructed.						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	0	The mix of housing that is provided has impact on the social diversity of the community. This is difficult to predict but its effect cannot be ignored						
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+			+				
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	+	SHLAA has been carried out by the Council. There is evidence that with this level of provision, most of the development can be accommodated			+			

			Predicted Effects					
			within the main centres of the Borough on previously developed land. The Council's five years housing land supply and potential future supply is published as part of the evidence to support the Core Strategy.					
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	-	Development generates traffic, in particular, if they are not located at sustainable locations where key facilities and services are readily available, including public transport.			-		
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	+	It is expected that most of the target provision will be located at the main centres away from the key environmentally sensitive areas of the Borough. An Avoidance Strategy (2010) has been prepared to help mitigate the impact of development of the SPA. Developer			+		

			Predicted Effects					
			contributions could also be secured to enhance some of the sensitive areas and create new habitats where it is possible to do so.					
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	0			0			
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	0			0			
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	-	The impacts will mainly be related to car borne pollution. Generally, the more the development the more likely is the severity of the impacts. The nature and scale of the development will determine the scale and nature of the mitigation that will be appropriate.		-			

			Predicted Effects						
13. Reduce the impact of consumption of resources by using sustainable produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0				0			
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	-	The total volume of waste will increase with the number of households/people. However, it is accepted that the rate of waste generation can be reduced through recycling and the effective management of waste.			-			
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non-metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 and 07.	-	Water consumption per person is already high in the Borough. No doubt any additional number of dwellings that are developed will have impact on total consumption of water. The impact of development on sewerage facilities and the discharge of waste should also not be ignored because it could have potential			-			

			Predicted Effects						
			adverse impacts of the quality of water.						
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	-	Demand for energy will increase with the number of people and or households. Any development that does not incorporate measures to improve efficient use of energy will have adverse impacts on climate change.		-				
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remains relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was	0							

			Predicted Effects					
	16.5%							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0						
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	-	See 8 above.					
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by public transport.	Between 2006 and 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+ (-)	A proportion of the new households that will occupy the buildings will use public transport thereby increasing its patronage. Similarly, a significant proportion of the			+ (-)		

			Predicted Effects						
			<p>new households will use the private car for most of their journeys in line with the current trend. Any development that is not matched by adequate investment in public transport, walking and cycling infrastructure will have adverse impacts on pollutions, congestion and economic growth etc.</p>						

Option 2 (Provision of 499 affordable homes per year)

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects				Mitigation	Cumulative / synergistic implications	Justification for assessment
			Nature of Effects	Assessment of effect					
				Short	Medium	Long			
1. Provision of sufficient housing	5,840 dwellings between 2006 and 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	Option 2 will deliver more housing to meet the need for affordable housing. It will deliver more housing than it is targeted for by the Council. It is likely to lead to significant over provision of market housing because conventionally, affordable housing has been secured on the back of market housing. For example, to achieve the level of affordable housing being proposed by this option (499 per year), it will require about 1500 net additional market housing. This level of housing will be difficult to achieve. Because there is no evidence to demonstrate that there is adequate amount of land that is suitable and						

			Predicted Effects						
			<p>available to deliver that scale of housing. Similarly, it will be difficult to deliver 100% affordable housing of this scale for reasons of viability. Furthermore, the SHLAA does not identify sufficient sites to meet that level of provision. A high percentage of the houses will therefore have to be accommodated on Green Belt land because there are insufficient sites at the main centres to meet such scale of development. Any attempt to concentrate most of the provision at the main centres over and above what it is capable of absorbing will compromise their character.</p>						

			Predicted Effects						
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Provision of housing that are well designed has a direct positive impact on the wellbeing of people			+			
3. Reduce the risk of flooding	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	-	There is a high risk for this scale of housing development to have potential adverse impacts on flooding.			-			
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007.08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	-	It is essential that development is well integrated into its surrounding area. A balance could be achieved if market housing were delivered as part of the package of affordable housing that is proposed. The mix of housing types should also reflect need.						
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							

			Predicted Effects						
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+				+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	-	There is insufficient amount of previously developed land in the urban areas to meet this level of housing growth. A significant proportion of the housing will have to be met on Green Belt land. This will have implications on the need to travel by car, the cost of infrastructure provision, the landscape setting of the Borough and on environmentally sensitive sites.			-			
8. Ensure that air quality continues to improve	No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions	-	The transport implications of the scale of development will be significant. Traffic congestion will increase with significant adverse impacts on air quality.						

			Predicted Effects					
			Development will require significant infrastructure to mitigate its traffic impacts.					
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	-	It is likely that there will be adverse impacts on biodiversity of the area due to the scale of Green Belt land that will be needed to support this development. Much more infilling of urban green spaces might be needed with implications on biodiversity. The use of the SPA for recreation could increase to the detriment of the biodiversity of these habitats. On the other hand, more SANGS could be secured for use by local residents.			-		

			Predicted Effects						
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	-	The landscape setting of the Borough could be severely affected. The character of the built environment could also be adversely affected.			-			
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	-	High grade agricultural land might be needed for development.			-			
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	-	As in 8 above. This will mainly be car borne pollution and its impacts on climate change. The severity of the impacts will be significant.			-			
13. Reduce the impact of consumption of resources by using sustainable produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	-	The volume of waste will significantly increase with the number of additional households.						

			Predicted Effects						
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 and 07.	-	Total level of water consumption will increase. The impact of the development of sewerage infrastructure will be severe. The potential impacts of the discharge of waste will also be significant.			-			
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	-	Demand for energy will increase. However, opportunities exist through economies of scale to implement energy efficient schemes as part of development. In particular, measures to connect to existing and new CHPs.			-			

			Predicted Effects						
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remain relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	-			-				
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by	Between 2006 and 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+ (-)				+ (-)			

			Predicted Effects						
public transport.			<p>people who will be using the private car for most of their journeys. It is likely that most development will have to be located away from the main centres where key services and facilities are located. This will increase the need to travel by car and distance travelled.</p>						

Option 3 (Provision of 594 new dwellings per year comprising 499 affordable homes and the rest to meet demand for market housing)

SA Objective	Summary baseline - indicators, targets and trends	Impacts	Predicted Effects				Mitigation	Cumulative / synergistic implications	Justification for assessment
			Nature of Effects	Assessment of effect					
				Short	Medium	Long			
1. Provision of sufficient housing	5,840 dwellings between 2006 and 2026. 292 dwellings per annum. Number of households on housing register continues to increase. There is unmet demand for housing. Affordable housing target unmet. 244 affordable housing dwellings completed between 1999 and 2008. Improvement to number of unfit homes	+	Option will deliver significant amount of housing to meet the need for both affordable and market housing. It could also lead to significant over provision of market housing because conventionally, affordable housing has been secured on the back of market housing. To achieve the level of affordable housing being proposed by this option (499 per year), it will require close to between 1400 and 1500 net additional market housing. This level of housing will be difficult and unrealistic to achieve. Secondly, the SHLAA does not identify sufficient sites to meet that level of provision. Consequently, a						

			Predicted Effects					
			high percentage of the houses will have to be accommodated on Green Belt land because there are insufficient sites at the main centres to meet that scale of housing supply. Any attempt to concentrate most of the provision at the main centres over and above what it can accommodate will compromise their character. Relatively, the impact of this option on the character of the area will be far more severe than in Option 2.					
2. Improve the health and well-being & reduce inequalities in health	74.4% of population describe their health as good, higher than South East and England average of 71.5% and 68.8% respectively. Borough is relatively a healthy place to live. Life expectancy is relatively high compared with national average. Number of people using sports and leisure facilities increasing	+	Provision of housing that is well designed has a direct positive impact on the wellbeing of people.			+		
3. Reduce the risk of flood ing	No development permitted in flood plain against advice of Environment Agency. Application of SUDs in new development is erratic, but improving	-	The impact of that scale of housing provision on the likelihood of			-		

			Predicted Effects						
			flooding is real and could be severe.						
4. Create and maintain safer and more secure communities	Number of burglaries continues to reduce. Total incidence of crime dropping. Night time safety is an issue for many people. Number of road accidents reduced. Violent crime went up in 2007/08. About 92% of people feel very or fairly safe in the local environment (Nov. 2004)	-	Development will require careful balance to integrate it into the rest of the surrounding area.						
5. Encourage opportunities for decision making and information for all	No reliable data at this stage. However, Council considers public involvement to be important and integral in its decision making. It has an approved Statement of Community Involvement.	0							
6. Create and sustain vibrant communities	Majority of people are generally satisfied in the Borough. About 74% in 2006. According to 2007 indices of deprivation, Woking has shown a slight relative decline in national ranking since 2004.	+	It will bring more people into the community. This can only be positive if they can be well integrated into the community, in particular, by matching housing development with economic growth.			+			
7. Make the best use of previously developed land and existing buildings	Target for development on previously developed land has been met. 100% between 2007/08 for housing and 100% (2003 - 08) for business floorspace.	-	There is insufficient amount of sites in the urban areas to meet this level of growth (SHLAA). A significant proportion of the housing will have to be met on Green			-			

		Predicted Effects						
			<p>Belt land. This will have implications on the need to travel by car and the cost of infrastructure provision. Previously developed land will contribute towards the land requirements to meet the level of growth. However, the scale of development means that a significant proportion of the Green Belt will have to be released for development as well.</p>					
8. Ensure that air quality continues to improve	<p>No air quality management areas. Have met health based standards for 8 main air pollutants. GWITS identifies locations to address future congestion. Appropriate assessment required when necessary to monitor NO2 emissions</p>	-	<p>The transport implications of the scale of development will be significant. Far more significant than in Option 2. Traffic congestion will increase with significant adverse impacts on air quality.</p>					

		Predicted Effects						
9. Conserve and enhance biodiversity	By 2010, 95% of SSSIs to be in favourable or recovering condition. A number of environmental designations (SPA, SAC) of European significance. Habitats can be enhanced by improved management.	-	It is likely that there will be adverse impacts on the biodiversity of the area due to the scale of Green Belt land that will be needed to support the development and the proximity of development to the most sensitive areas of the Borough. Much more infilling of urban green spaces might happen and/or be needed with implications on biodiversity. The use of the SPA for recreation will increase to the detriment of the biodiversity of area.			-		
10. Protect/enhance the natural/ archaeological/ historic environments & cultural assets and landscapes	4 Grade 1, 10 Grade 11*, 165 Grade 11, 330 locally listed buildings, 5 Ancient Monument. Ongoing appraisal of Conservation Areas. 42% of residents used parks and open spaces at least once a week and a further 22% once a month. No historic landscape has been designated. No development took place in areas of high archaeological potential without prior assessment.	-	The landscape setting of the Borough could be severely affected. The character of the built environment could also be adversely affected as well. The impacts will be more severe than in Option 2.			-		

			Predicted Effects						
11. Maintain agricultural soil quality	No significant issues with respect to loss of agricultural land.	-	High grade agricultural land might be needed for development.			-			
12. Reduce the causes of climate change and prepare for its impacts	Borough wide CO2 emission reduction for all categories by 21%. Emission of Greenhouse gases from Council properties reduced by 80%. Target for new development to achieve level 3 code by 2010 and reduce amount of CO2 equivalent emissions by 80% of the 1990 level by 2090.	-	As in 8 above. This will mainly be car borne pollution and its impacts on climate change. The severity of the impact will be significant. More significant than in Option 2			-			
13. Reduce the impact of consumption of resources by using sustainable produced and local products	In June 2009, there were 779 allotment plots. 18 vacant and 80 on waiting list. 4 out of 95 local producers were listed in the Surrey Produce Directory.	0							
14. Reduce waste generation and disposal and achieve sustainable management of waste	Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill. Total tonnage of household waste produced 2007/08 was 382,000kg.	-	The volume of waste will significantly increase with the level of development being proposed by the option.						

			Predicted Effects						
15. Maintain and improve the water quality & achieve sustainable water resources management	In 2005 91% of river length achieved compliance with Environment Agency Quality objectives. Non metered - 177 litres of water consumption per person per day. Metered - 143 per person per day. Approximately 21 million litres of water consumed per day. Water consumption in Woking is relatively high. Thames region saw overall 1% increase in water pollution incidents between 2004 and 07.	-	Total level of water consumption will increase. The impact of the development of sewerage infrastructure will be significant. The potential impacts on the discharge of waste will be significant. Such a scale of development will have to be accompanied by significant infrastructure to support it.			-			
16. Increase energy efficiency & % energy generated from renewable sources	Energy consumption savings (2007) is 51%. CO2 emission reduction (2007) 80%. Energy efficiency of residential properties 33% (2007). Number of households assisted with energy conservation grants 4,974 (1996 - 2007)	-	Total demand for energy will increase. However, there will be opportunities through economies of scale to introduce both on-site and off-site energy efficient infrastructure such as renewable energy.			-			

			Predicted Effects						
17. Maintain high levels of employment , encourage high quality low impact development & education for all.	Economic active people by March 2008 - 47,300. It was 48,900 in 2007. The number of economically active people declined slowly. Number of economically active people consistently exceeded available jobs. Unemployment remains relatively low compared with South East as a whole. Proportion of people claiming unemployment benefit in April 2008 was 1.2%. Amount of office floorspace in September 2007 was 408,000. Amount of vacant commercial and industrial floorspace in 2007 was 16.5%	0							
18. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town and local centres.	See 17 above	0							
19. Minimise the adverse impact of emissions from transport .	58.9% of people travel to work by car. Surrey average if the same. Traffic volume has been rising. Woking has a cycle town status.	-	See 8 above		-				
20. Improve public transport & use. Reduce congestion by providing jobs / services close to where people live or where they can access them by	Between 2006 and 07 £231,632.20 was secured towards public transport improvements, £34,697 towards cycling and pedestrian improvement schemes.	+ (-)	There are opportunities to increase patronage of public transport. However, the benefits of this could be offset by the number of			+ (-)			

			Predicted Effects						
public transport.			people who will be using private cars. It is likely that most new development will have to be located away from the main centres where key services and facilities are located. This will increase the need to travel especially by car.						

Analysis of the Appraisal

The elements of the SA Framework that are affected by the various options are broadly similar. The difference between them rather relates mainly to the severity of their impacts. There is no doubt that all the options will provide some level of housing and contribute positively to the health and well-being of local people. Option 1 will not deliver sufficient affordable housing to meet the identified housing need of the local people. The need is estimated to be 499 dwellings per year (SHMA). However, it is a realistic target to achieve because the SHLAA identifies sufficient specific deliverable number of sites to enable this level of provision to be delivered in the first 10 years of the period of the Core Strategy. This is in line with Government Guidance set out in PPS3. Most of the housing that will be delivered by this option will be concentrated in the main urban centres and will maximise the efficient use of available previously developed land. A relatively small amount of the target supply will be provided on Green Belt land. However, it is considered that the amount of land that will be needed to be released from the Green Belt to deliver the last 5 years of the target will be insignificant to undermine the overall integrity of the Green Belt. The Government requires the Council to identify sufficient sites to meet 15 years housing supply.

In all the above, the impacts of options 2 and 3 are more severe than option 1. Most of the housing that will be delivered by Options 2 and 3 will have to be met on Green Belt land and on sites that are not probably identified in SHLAA. Whilst Options 2 and 3 will also seek to maximise the efficient use of available previously developed land, a greater proportion of the development will have to be accommodated within the Green Belt by reason of the scale of the target to be met. It is being proposed that the Green Belt be identified as a broad location for future growth of housing development to meet long term housing needs of the Borough. However, the Council is concerned to ensure that the release of Green Belt land does not compromise on its overall objective to protect its integrity. Options 2 and 3 will require significant release of Green Belt land, which no doubt could have serious implications on its openness and the setting of the Borough. Furthermore, it is likely to bring development closer to other sensitive sites such as the SPA with significant adverse impacts on protected birds and habitats mainly through the recreational use of sensitive habitats. Options 2 and 3 are also likely to adversely impact on the general landscape of the area. The negative impacts on the biodiversity of the area will therefore be far more significant than Option 1.

Residential development generates development traffic, in particular, traffic that will be associated with car use. This would create and/or exacerbates congestion with the consequent adverse impacts on air pollution and the local economy. There is no doubt that the amount of traffic and pollution that will be generated by Options 2 and 3 will be far more significant than by Option 1. The resultant impacts on climate change could also be significant. It will require significant amount of public transport infrastructure and network improvements to mitigate the transport impacts of the scale of development that will be associated with Options 2 and 3.

The pressure on existing water and sewerage infrastructure will be far more significant with Options 2 and 3 than it will be with Option 1. Water consumption in absolute terms will increase significantly with Options 2 and 3. This will be similar for energy consumption.

Options 2 and 3 could also have significant social implications. There are presently about 38,500 homes in the Borough. Options 2 and 3 could potentially bring forward an overall supply of about 22,000 new homes during the period of the Core Strategy. The Borough could grow by about 57% within 15 years. This could change dramatically the social structure of the Borough, in particular, if most of the supply is to meet demand rather than need.

Recommendation

Based on the above, it is recommended that Option 1 be adopted as the target for housing provision in the Borough. The damage that Options 2 and 3 will cause to the environment will far outweigh any benefits that it will bring to the Borough. It needs to be appreciated that the SA focuses on the strategic assessment of impacts of the various options. Detailed impacts can only be assessed when specific schemes are put forward. This will determine the appropriate mitigation measures that will be necessary to address any adverse impacts.

Appendix 6 Objective Compatibility Matrix

	1	2	3	4	5	6	7	8	9	10	11	12	13	Comments
1		0	+	0	+	+	-	+	+	+	+	0	+	Objectives are mainly supportive of each other. However, concentration of development could have adverse impacts on air quality. The need to promote public transport, walking and cycling is paramount.
2	0		+	0	+	+	-	+	+	+	0	0	+	Objectives are mainly supportive of each other. However, concentration of development could have adverse impacts on air quality. The need to promote public transport, walking and cycling is paramount. There are some neutral impacts as well.
3	+	+		0	?	+	-	+	+	+	0	+	+	Housing and employment provision are mutually supportive. However, they both compete for limited land and policies need to be in place to protect land for both uses.
4	+	+	+		0	0	0	0	0	0	0	+	0	There are a number of neutral impacts. However, the concentration of development at the main urban centres will relieve pressure on Green Belt land.
5	+	+	?	0		+	-	+	+	+	+	0	+	Objectives are mainly supportive of each other. However, concentration of development could have adverse impacts on air quality. The need to promote public transport, walking and cycling is paramount. Travel Plans should be promoted to support employment development. There are some neutral impacts as well
6	+	+	0	0	0		+	+	+	0	0	0	+	Objectives are either supportive of each

														other or neutral. There are no perceived adverse impacts.
7	-	-	-	0	-	+		+	+	0	0	0	0	There is a significant conflict between the concentration of development and air and water quality, mainly due to increased traffic. This can be addressed by promoting usage of public transport, walking and cycling and encouraging implementation of Travel Plans.
8	+	+	+	0	+	+	+		0	0	0	0	+	Objectives are either supportive of each other or neutral. There are no perceived adverse impacts
9	+	+	+	0	+	+	+	0		+	+	0	+	Objectives are either supportive of each other or neutral. There are no perceived adverse impacts
10	+	+	+	0	+	0	0	0	+		+	0	+	Objectives are either supportive of each other or neutral. There are no perceived adverse impacts
11	+	0	0	0	+	0	0	0	+	+		0	+	Objectives are either supportive of each other or neutral. There are no perceived adverse impacts
12	0	0	+	+	0	0	0	+	0	0	0		+	Objectives are either supportive of each other or neutral. There are no perceived adverse impacts
13	+	+	+	0	+	+	0	+	+	+	+	0		Objectives are either supportive of each other or neutral. There are no perceived adverse impacts