

WOKING BOROUGH COUNCIL LOCAL DEVELOPMENT DOCUMENTS – DRAFT DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT (DPD) – SUSTAINABILITY APPRAISAL (SA) REPORT

1.0 Introduction and purpose of the Sustainability Appraisal

- 1.1 The Woking Core Strategy was adopted in October 2012. The Council is committed to its comprehensive delivery, and in this regard, the preparation of the Development Management Policies Development Plan Document (DPD) will be critical. The DPD will have the status of a Development Plan Document and as such a sustainability appraisal of its impacts will be a legal requirement to be satisfied.
- 1.2 The Sustainability Appraisal (SA) Report assesses the environmental, economic and social implications of the DPD. Its overall role is to ensure that the implementation of the DPD will help achieve sustainable development of the area. 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 main 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 European environmentally significant designations situated within the Borough such as the Thames Basin Heaths Special Protection Areas (SPA) and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC). The Sustainability Appraisal incorporates the requirements of the Strategic Environmental Assessment Directive, but also has a wider remit of assessing the socio-economic implications of the Plan. The SA ensures that whilst seeking to meet the needs of the present generation in accordance with the requirements of the Core Strategy and the DPD, the ability of future generations to meet their own needs is not compromised.
- 1.3 A Habitats Regulation Assessment (HRA) screening of the DPD has been carried out separately to complement the outcome of the SA Report. The assessment demonstrates that there are no significant adverse impacts that cannot be overcome and in this regard, an Appropriate Assessment has not been recommended. The recommendations of the HRA have been taken into account in drafting the policies of the DPD. The HRA is on the Council's website (www.woking.gov.uk).
- 1.4 The main purpose of the DPD is to provide the necessary framework for the delivery of the requirements of the Core Strategy. The DPD comprises detailed Development Management policies that expand on the strategic policies of the Core Strategy to help determine day to day planning applications.
- 1.5 The Core Strategy that the DPD seeks to deliver has been subjected to a comprehensive SA that has been considered at an Examination. The Core Strategy Inspector accepted that the SA of the Core Strategy has been prepared to meet the requirements of the European Union Directive and the Planning and Compulsory Purchase Act. Overall, the SA Report of the Core Strategy concluded that the Core Strategy will make a positive contribution towards achieving sustainable development in the Borough. The conclusions of the SA of the Core Strategy has informed this SA Report.

- 1.6 The National Planning Policy Framework (NPPF) provides useful guidance on the preparation of SAs. Paragraph 167 emphasises that ‘assessments should be proportionate, and should not repeat policy assessment that has already been undertaken. Where possible the local planning authority should consider how the preparation of any assessment will contribute to the plan’s evidence base’. The SA of the Development Management Policies DPD has been carried out in this context, recognising that the parent strategic policies that they seek to deliver have been comprehensively assessed.
- 1.7 Woking Borough Council is committed to improving the environment of the area, in particular, for reducing the adverse impacts of development on climate change. For example, it has one of the most extensive decentralised renewable and low carbon energy infrastructure in the United Kingdom (UK). Because of this commitment, whilst the NPPF advises not to repeat policy assessment that has already been undertaken, the Council has carried out this proportionate SA to ensure that the DPD is achieving its sustainability objectives and that the policies are drafted to incorporate mitigation measures to overcome any adverse impacts.
- 1.8 The SA has been carried out as an integral and iterative part of the DPD preparation process. The SEA Directive sets out the process to be followed when carrying out Strategic Environmental Assessment. Table 1 below summarises the key requirements of the Directive and how and where they have been covered in the SA report. The Council has published an SA Scoping Report (February 2014) with baseline information that has been used to inform the SA. It also includes the Sustainability Appraisal Framework used to assess the specific impacts of the policies. The Scoping Report is on the Council’s website.
- 1.9 The Council is required under the European Union Directive on the protection of wild birds (the Birds Directive) to protect and manage wild birds species and their habitats in the area. The Thames Basin Heaths Special Protection Areas (SPA) has been designated as Special Protection Areas because they contain important populations of nightjar, woodlark and Dartford warbler that are considered by the Directive to be rare or vulnerable. A number of the SPAs are within Woking Borough. A Thames Basin Heaths SPA Joint Strategic Partnership Board has been set up to coordinate and strategically manage and protect the conservation objectives of the SPA. The Council has an adopted Thame Basin Heaths Special Protection Areas Avoidance Strategy that sets out a clear framework to mitigate the impacts of development on the SPA. Because the European Directive and the Core Strategy expects a precautionary approach to be taken to avoid harm to the SPA, the Council has been concerned to ensure that it has sufficient Suitable Alternative Natural Greenspace (SANG) capacity to mitigate the impacts of housing development on the SPA.
- 1.10 The Borough also contains the Thursley, Ash, Pirbright and Chobham Special Area of Conservation that is a habitat of European significance. The Directive requires the Council to undertake a Habitats Regulation Assessment Screening (HRA) of the impacts of the DPD on the protected species and habitats to determine whether an Appropriate Assessment will be required. An HRA Screening has been carried and its report has been published to supplement this SA report. The draft Development Management policies reflects the recommendations of the HRA Screening and the SA Report.
- 1.11 A draft of the SA Report and the Habitats Regulations Assessment were published for consultation between 19 February and 3 April 2015 in accordance with Regulation 18 of the

Town and Country Planning (Local Planning) (England) Regulations 12. This version of the SA Report takes into account the representations received during the Regulation 18 consultation.

1.12 The SA Report covers the following headings:

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 Delivery DPD
Section 8	Current state of the environmental, social and economic condition of the Borough
Section 9	Summary of the challenges facing the Borough
Section 10	Summary of key sustainability issues
Section 11	Objectives of the Sustainability Appraisal
Section 12	Sustainability Appraisal Framework
Section 13	Sustainability Appraisal methodology
Section 14	Development Management Policies DPD
Section 15	Characteristics of the area likely to be most affected by the Development Management policies
Section 16	Sustainability Appraisal objectives
Section 17	Sustainability Appraisal of alternative options
Section 18	Sustainability appraisal of the policies of the draft DPD
Section 19	Cumulative effects and suggested mitigation
Section 20	Monitoring
Section 21	Consultation
Section 22	Next stages of the Sustainability Appraisal process
Section 23	Conclusion

2.0 Schedule of SEA Directive requirements

2.1 The main objective of the SEA Directive is to provide for a high level of protection of the environment and to ensure the integration of environmental considerations into the preparation of plans and programmes. 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 SA has been carried out to also satisfy the requirements and objectives of the SEA Directive. To meet the SEA objectives and what is meant by environmental assessment, the Directive sets out detailed specific requirement. Table 1 lists the requirements and where they are covered in the SA Report. The Table is intentionally set out at the beginning of the SA Report to guide the reader about how the requirements 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; SA of Option of Core Strategy (website);
a) An outline of the contents, main objectives of the plan and programme and relationship with other relevant plans and programme;	Sections 1, 5, 12, 19 Appendix 1
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Section 7, 8
c) The environmental characteristics of areas likely to be significantly affected;	Section 13
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,
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;	Section 6, 9, 10, Appendix 1
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 ne secondary, cumulative, synergistic, short, medium and long term permanent, temporary, positive and negative effects).	Sections 14, 15, 16, and 17
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	Section 18

programme;	
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, 4, 15
i) A description of measures envisaged concerning monitoring in accordance with Article 10;	Section 20
j) A non-technical summary of the information provided under the above headings;	Separate document
The report shall include the information that may reasonably be required taken 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
<p>Consultation</p> <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 21
<ul style="list-style-type: none"> • authorities with environmental responsibility and the public shall be given an early and effective opportunity within 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); 	
<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); 	
Taking the environmental and the results of the consultation into account in decision-making (Art. 8);	Section 3, 21
<p>Provision of information on the decision:</p> <p>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:</p> <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 <p>the measures decided concerning monitoring (Art. 9 and 10);</p>	
Monitoring the significant environmental effects of the plan's or programme's implementation (Art. 10);	Section 20
Quality assurance: environmental report should be of a sufficient standard to meet requirements of the SEA Directive (Art. 12).	SA Report, Section 2, 3, 11

3.0 Sustainability Appraisal Process

3.1 The Government have published *Sustainability Appraisal of Regional Spatial Strategies and Local Plan Documents (November 2005)* to provide guidance on the preparation of SAs. It sets out five key stages for the preparation of SAs 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; and
- Monitoring the significant effects of implementing the Development Plan.

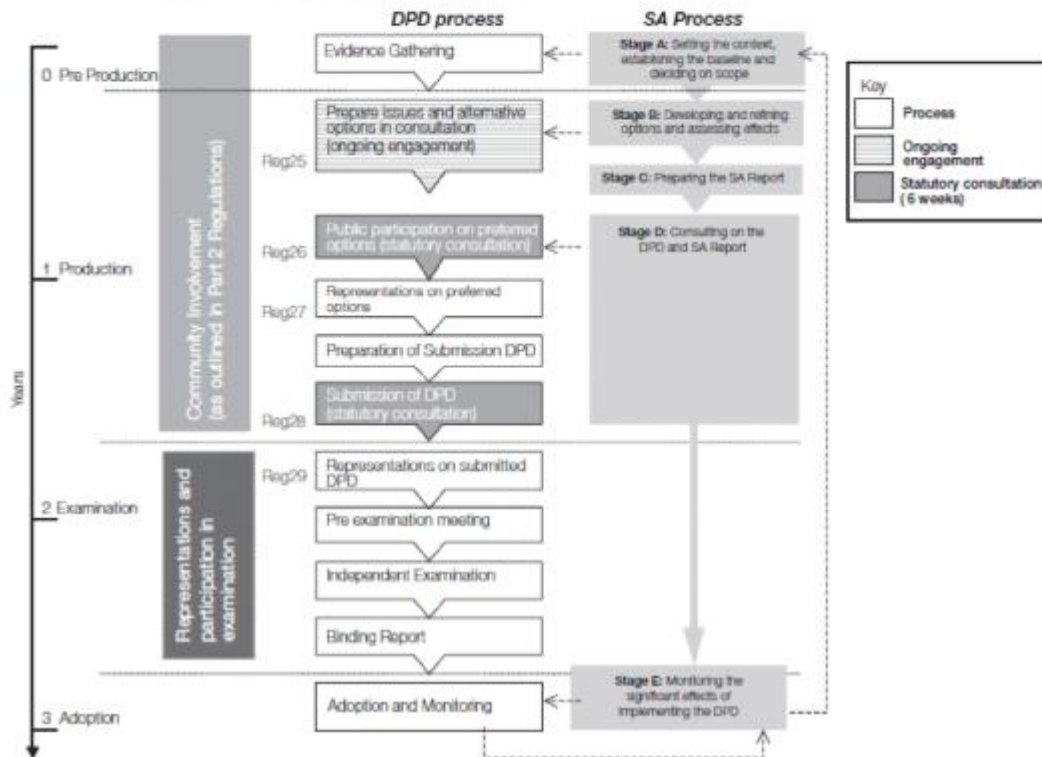
3.2 Each of the stages comprises a number of tasks. Figure 1 sets out the stages in detail and the tasks to be carried out at each stage. The stages and tasks are also highlighted in the Planning Practice Guidance.

Figure 1 Incorporating SA within the DPD process

DPD Stage 1: Pre-production – Evidence Gathering
SA stages and tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <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
<p>Stage B: Developing and refining options and assessing effects</p> <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.
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • C1: Preparing the SA Report.
<p>Stage D: Consulting on the preferred options of the DPD and SA Report</p> <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.
<p>Stage E: Monitoring the significant effects of implementing the DPD</p> <ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects.

3.3 The SA has been prepared as an integral and iterative part of the preparation of the Development Management policies, with in-built flexibility for feed back. The relationship between the SA process and the preparation of the Development Management policies is illustrated by Figure 2

Figure 2 - The DPD preparation process



Scoping Report

3.4 The Council has published a SA Scoping Report (February 2014) that sets out the scope of the SA for the Development Management policies. The Scoping Report is the first stage of the SA process that provides the foundation blocks for the preparation of the SA Report. A copy of the Scoping Report is on the Council's website (www.woking.gov.uk). It is mainly about gathering information to inform the SA process and addresses the key tasks of Stage 1 of the SA process set out in Figure 1. These are:

- Identification of other relevant policies, plans, programme and sustainability objectives that have a bearing on the DPD. For example, the SEA Directive requires 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 of the DPD to be defined. Attempt have been made to link the baseline data to the key sustainability issues;
- Developing the SA Framework. This allows consistency in the description of the sustainability effects of the policies and proposals, which is a key requirement of the Directive; and

- Consulting on the scope of the SA. Public involvement 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 Heritage. These bodies were invited to inform the Council on any issues they would want taken into account in the SA process. They were consulted on a draft Scoping Report and their representations taken into account before the document was published.

3.5 The Scoping Report was a subject of stakeholder consultation. The full list of stakeholders who were consulted to provide specialist input is included in Appendix 5 of the Scoping Report. Comments received have been taken into account before the Scoping Report was finalised and published.

4.0 Context for the Sustainability Appraisal

4.1 European Directive and National Planning Policy Framework (NPPF)

- 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 applies 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.
- 4.1.2 A Thames Basin Heaths Special Protection Area Joint Strategic Partnership Board has been established to strategically manage the protection of the SPA across all the authorities with SPAs within their boundaries. A Delivery Framework has been approved by the Board to ensure a consistent approach to avoid harm to the SPA as a result of development pressures. The Joint Strategic Partnership Board and Natural England have agreed that the provision of Suitable Alternative Natural Greenspace and Strategic Access Management and Monitoring are the most effective means of avoiding harm to the SPA.
- 4.1.3 A Habitats Regulations Assessment Screening of the Development Management policies has been carried to determine whether an Appropriate Assessment is needed. The main conclusion is that the Development Management policies do not raise significant adverse impacts that cannot be mitigated and as such an Appropriate Assessment will not be needed.
- 4.1.4 The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to carry out a Sustainability Appraisal of the policies and proposals of their Local Plans during its preparation. The NPPF takes this forward by emphasising that a Sustainability Appraisal that meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan making process, and should consider all the likely significant effects on the environment, economic and social factors. It provides guidance on the broad approach for carrying out SAs. 'Assessments should be proportionate, and should not repeat policy assessment that has already been undertaken'. The NPPF confirms the need for a variety of other environmental assessments where relevant, including under the Habitats Regulations where there is likely significant effect on a European Wildlife site. The main essence of the SA is to help the Local Planning Authority to assess how the Plan will be contributing towards achieving sustainable development of their area.

4.2 Woking Core Strategy (October 2012)

- 4.2.1 The Core Strategy was adopted in October 2012, and the Council is committed to its comprehensive delivery. The Core Strategy requires the preparation of the DPD as essential to ensure its effective delivery. The overall goal of the DPD is therefore to facilitate the delivery of the Core Strategy. As a delivery document, the Development Management policies DPD has been prepared to be in general conformity with the requirements of the Core Strategy.
- 4.2.2 There has already been a comprehensive SA of the policies of the Core Strategy. This was the subject of debate at the Core Strategy Examination. The Inspector concluded that the SA has been prepared to satisfy both international and national requirements. The SA of the Development Management policies has been carried out in this general context to make sure that it is proportionate.

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

- 5.1 The Council has published a SA Scoping Report that identifies and reviews other relevant policies, plans and programmes that have a bearing on the DPD. This review is included in Appendix 1 of this SA Report. The Council is committed to ensure that the preparation of the Development Management policies meets both international and national requirements. The review is critical to inform consideration of this objective. It has also helped to define the baseline data and trends set out in the SA Framework used for the appraisal.
- 5.2 The following key messages are highlighted from the review. This is by no mean exhaustive and does not imply that other key messages should be ignored.
- There are international Directives and obligations such as on climate change, conservation of natural and semi natural habitats and wild fauna and flora, conservation of wild bird, water framework and air quality that the DPD should take account of;
 - Nationally, there are a number of legal and policy requirements to be satisfied, including those set out in the NPPF;
 - The need to facilitate and make provision for affordable housing is a particular priority at national and local level;
 - The need to reduce green house emissions is a priority at national and local levels;
 - Planning to make provision for sufficient housing to meet identified need should also address the need for Travellers;
 - Need to safeguard the sustainable use of water and maximise the efficient use of other natural resources;
 - Need to encourage high quality design of development;
 - Need to enhance and protect the historic environment and improving their accessibility and understanding;
 - Need to explore possibilities for development of renewable energy;
 - Need for improvements to sustainable travel modes; and
 - Need to minimise and manage local incidents of flood risk.

6.0 Baseline data

6.1 Appendix 2 of the SA Report sets out details of the baseline data of the key sustainability issues for the SA. The baseline data is also included in the Scoping Report. The statutory consultees and other key stakeholders were consulted on the baseline data and their comments taken into account before it was finalised and published as part of the Scoping Report. The baseline data has informed the SA Framework, in particular, the indicators and trends for measuring how the policies are performing against the sustainability objectives. The baseline data provides a useful starting point for the SA process in understanding the current state of the environment and social and economic situation. This is helpful for assessing and predicting the impacts of the Plan on the sustainability objectives and the issues that the SA should consider. 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 relationship between them. The SA template for assessing the policy impacts includes a summary of the baseline data to inform the decision making process. The following is a summary of the key baseline data:

- Core Strategy makes provision for the delivery of 4, 964 net additional dwellings between 2010 and 2027. 35% of this will be Affordable Housing. The Travellers Accommodation Assessment identifies a need for 19 pitches between 2012 and 2027;
- There is increased life expectancy and proportion of people who describe their health as good;
- No development have been granted permission against flood risk advice of the Environment Agency;
- There is a decreasing trend of deprivation, overall crime and anti-social behaviour;
- There is increasing trend of accessibility to local services by public transport in the last three years;
- There is higher than the national target of housing development on previously developed land.
- One Air Quality Management Area has been designated;
- No significant loss of versatile agricultural land;
- Little change in biodiversity. Majority of SSSIs in unfavourable but recovering condition. There is increasing SANG capacity to mitigate the impacts of housing development on the SPA;
- There is a decrease in carbon emissions and an increase in sustainable constructed dwellings;
- River quality in the Borough remains moderate and consumption of water remains high;
- Proportion of people travelling to work by car remains static. There has been a significant increase in cycle infrastructure.
- There is a decreasing number of people claiming unemployment benefits
- There is an increase in VAT registered businesses.

6.2 The SA is also informed by a number of evidence base carried out by the Council. This includes: Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment, Travellers Accommodation Assessment, Green Belt boundary review report, Five Years Housing Land Supply Position Statement and an Employment Land Review. A full list of the evidence base is included in Appendix 1 of the Core Strategy. The DPD also

includes further list of evidence base used to inform the Development Management Policies.

6.3 The SEA Directive 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 Development Management policies;
- The characteristics of areas that is most likely to be affected by the Development Management Policies.

These are covered in Sections 7 and 13 of the SA Report.

7.0 Brief description of how the Borough will look without the intervention of the DPD

- 7.1 This section paints a imaginary picture of what the Borough will look like by 2027 without the implementation of the Development Management policies. There is no scientific basis for predicting this scenario. It is based on an intelligent projection of past trends and assuming that the future will continue in a similar direction. The Development Management policies seek to deliver the requirements of the Core Strategy. Its influence on shaping the future environmental and socio-economic changes of the area is intrinsically linked to the delivery effects of the Core Strategy. The assessment is grouped under social, environmental and economic implications and is similar to the analysis of the SA of the Core Strategy. Overall, without the Development Management policies there will be gaps in local planning policies to deal with day to day planning applications. Development will have to be judged against out of date policies leading to unplanned and an unmanaged growth. There is the potential that an unplanned and unmanaged growth could compromise the ability of future generations to meet their needs.

Socio-economic implications

- 7.2 There is a commitment by the Council to make provision for an annual average of 292 dwellings to meeting housing need in the area, including Affordable Housing need. The significant unmet need for Affordable Housing is well documented in the Council's Strategic Housing Market Assessment and in the Core Strategy. The housing policies of the DPD will contribute towards meeting the need. Without that, the unmet need could get worse.
- 7.3 The Green Spaces policies have direct impacts on the well being of the community and on biodiversity. Without the Development Management policies there will be uncoordinated approach to ensure that development is supported by adequate Green Infrastructure.
- 7.4 The urban area of Woking is surrounded by Green Belt. The rural economy makes a significant positive contribution to the overall economy of the area. Policies on Rural Workers Dwelling, Farm Shops and Retail Nurseries will help sustain rural economic growth and diversification. These benefits will not be fully realised without the implementation of the Development Management policies.
- 7.5 The Development Management policies will help concentrate development on previously developed land but to do so in a sustainable manner. This will support the overall spatial strategy of the Core Strategy. Without that, there will be more pressure to develop on Green Belt land.

Environmental Implications

- 7.6 The overall environmental implications will be predominantly positive. The Green Spaces policies and the policies on a healthy built environment will have direct and long term positive benefits on the environment. The potential benefits on biodiversity by the Green Spaces and Healthy Built Environment policies could also be significant. The policies on environmental pollution, air and water quality and noise and light pollution will help improve the general environment of the area. These improvements might not be fully realised without the policies of the DPD.

8.0 Current State of the Borough – Spatial Portrait

8.1 The SEA Directive requires a statement of the current state of the environment. Because this report is a Sustainability Appraisal Report instead of a Strategic Environmental Appraisal, a portrait of the key characteristics of the Borough, including the socio-economic situation is provided. The baseline information, together with other contextual information, has been used to compile this portrait.

Character of Woking Borough and Demographics

The Borough of Woking is located in north-west Surrey, about 40 km (25 miles) from London and is 6,400ha in area. Woking is the main town which is located in the centre of the Borough. Woking is a modern town which is currently undergoing renewal. The vast majority of the population lives in the main built-up part of the Borough which is dotted with smaller centres. West Byfleet in the east and Knaphill in the west are the largest centres with other key centres being Byfleet, Sheerwater, Horsell, Goldsworth Park, and St. Johns. 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. Relatively little of the Green Belt land is in active agricultural use, the main uses are open spaces, playing pitches, golf courses, commercial nurseries and horse grazing. There is also a significant amount of low density residential property, and some industrial premises, in the Green Belt. The Green Belt also contains extensive heathland. Nowhere in the urban area is more than 1.5km from open countryside.

At present Woking has the 5th highest resident population in Surrey with 99,198 residents. With a population density of 15.6 persons per hectare, Woking is the third densest borough in Surrey. The average household size in the Borough is the second highest in the county with 2.49 persons per household and slightly above both the regional and national average.

Woking has a fairly young population. It is the Borough with the highest proportion of children under the age of four in Surrey. It is also the Borough with the lowest number of over 65's in the county. Within the Borough approximately 62.5% of the population are aged between 18-64, slightly above the Surrey average.

The number of people in all age groups is set to increase over the lifetime of the Core Strategy, with the exception of the 15-29 age group. In common with the nation as a whole, the forecast is for the proportion of older people to rise in the future. Compared to other age groups the number of people at retirement age has the steepest increase over the next 13 years. There is some spatial variation in the age profile. The youngest populations are found in the Goldsworth Park and Maybury and Sheerwater areas.

Woking is a diverse and multi-cultural Borough that has the highest proportion of non-white British residents in Surrey. The 2011 Census data demonstrated that 16.6% of the population were from a black or minority ethnic background – which has significantly risen from 8.7% in the 2001 Census. This is higher than Surrey as a whole at 9.8%, and the South East at 9.5%. This population, largely Asian and Asian British, mainly lives in Maybury and Sheerwater, where over 40% of the population is from a Black and Minority Ethnic (BME) group.

Less than 60% of the population are Christian and Woking has the largest Muslim community in Surrey that makes up around 7.4% of the Borough's overall population. The ethnic composition table below highlights the wide range of residents in the Borough and how it compares locally and nationally.

Woking Borough, although rated as an area of low deprivation in national terms (Woking is in the top 10% of the least deprived areas in the country), does contain areas and issues that are masked by high levels of affluence. In 2010, four areas within the Borough fell within the top 40th percentile, up from two areas in 2004. The Council has identified the areas of Sheerwater, Maybury and the Lakeview Estate as Priority Areas as they are some of the most deprived areas in Surrey. The ward of Maybury and Sheerwater is identified as the most deprived ward in Surrey with an index of 41.22, compared to the Borough average of 9.91. Policy CS5 of Woking Core Strategy identifies key policies to make a positive contribution towards addressing the challenges in these areas.

Natural and Historic Environment

The Metropolitan Green Belt covers approximately 60% of the area of the Borough. Green Belt plays a key role in providing recreational opportunity, securing the quality of the Borough's landscape setting, and in contributing to the special identity of the area. In addition to designated Green Belt land, Woking Borough contains:

- 2 internationally important Natura 2000 sites (partly in the Borough) including Special Areas of Conservation (SAC) and Special Protection Areas (SPA):
 - Thames Basin Heaths SPA
 - Thursley, Ash, Pirbright and Chobham SAC
- 6 SSSI (Sites of Special Scientific Interest)
- 44 SNCI (Site of Nature Conservation Importance)
- 2 Local Nature Reserves covering 7ha (Mayford Meadows and White Rose Lane)
- 4 Biodiversity Opportunity Areas (BOAs)
- 3 SANG (Suitable Alternative Natural Greenspace) covering 56.2ha and 3 proposed SANG
- 3 Historic Parks and Gardens
- 814 allotment plots on 11 sites
- 180 Listed Buildings of which 4 are Grade I, 10 Grade II*, and 166 Grade II
- 311 Locally Listed Buildings
- 1 Grade I registered park and garden on English Heritage's Buildings at Risk register (Brookwood Cemetery)
- 25 Conservation Areas
- 5 Scheduled Ancient Monuments
- 50.6ha of Ancient Woodland, making up 0.8% of the Borough in 32 woodland parcels (Source: Ancient Woodland Inventory for Surrey, 2011).

Access to areas of natural and semi-natural open space have been identified in the 2008 Open Space, Sports and Recreation Audit. Provision includes 49 individual sites in and around the Borough, covering an area of 503ha (around 8% of the Borough). Sites include the Thames Basin Heaths Special Protection Area, which covers part of Horsell Common, Sheets Heath Common and Brookwood Heath. The audit found that all areas of the Borough are in good proximity of at least one natural or semi-natural open space.

Of the 6 SSSI areas in the Borough, the majority are in 'unfavourable condition but recovering'. None are in 'unfavourable condition and declining'. Of the 44 SNCI areas in Woking, surveys show that around half were declining in quality or considered stable, and one was improving; however, survey data needs to be updated from 2005. Several of the areas are in private ownership and cannot be surveyed.

Some areas of the Borough are at significant risk of flooding, and this will be exacerbated in the future by the impacts of climate change. The Borough lies entirely within the catchment of the River Wey, which is sub-divided here into the following water bodies: Addlestone Bourne, Hoe Stream, Basingstoke Canal and the River Wey and Wey Navigation. The River Wey is the principle watercourse in the Borough and represents a major source of flood risk within the Council area. Surface water flooding and flooding from smaller watercourses is also significant on a local scale. Planning applications within Flood Zone 2 are only permitted if it can be demonstrated that there are no suitable alternatives in areas at lower risk. Over the 2012-13 monitoring period for the Core Strategy, 59 dwellings were completed in this zone. 50 of these were at a site called Gresham Mill in Old Woking, where substantial flood improvement works were carried out as part of the Hoe Valley scheme. In 2012, the Hoe Valley scheme removed almost 200 homes and a number of community buildings from the threat of regular flooding, and provided extensive public open space and new wildlife habitats. Over the 2012-13 monitoring period, there were no dwellings built in either Flood Zone 3a or 3b.

Generally the river quality in the Borough, as classified under investigations for the Water Framework Directive, is 'poor' to 'moderate'. There are also concerns regarding the chemical quality of the Wey and the ecological quality of the Hoe Stream. The latest updates are that for the Hoe Stream the ecological status is poor, chemical quality does not require assessment and the overall risk is 'At Risk'. For the Basingstoke Canal the ecological status is moderate potential, chemical quality does not require assessment and overall risk is 'Not Assessed'. For the Wey ecological status is moderate, chemical quality does not require assessment and the overall risk is 'At Risk'. The target of the Council is to get all water bodies not currently at good ecological status to be Good by 2021 and no later than 2027.

Redevelopment in Woking Town Centre over the last 40 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 many buildings of architectural and historic significance, as well as a number of conservation areas. Scheduled ancient monuments, sites of archaeological significance, historic gardens and areas of historic landscape interest all form part of Woking's cultural heritage and deserve appropriate protection for future generations to enjoy. Brookwood Cemetery was recently added to English Heritage's 'at risk register' – it has been identified as having 'extensive significant problems'. The Council has adopted eight Conservation Area appraisals. These need to be reviewed, and new appraisals are required for the remaining Conservation Areas.

Transport and Access to Services

Over the 2012-13 monitoring period all new dwellings were within a 15 minute walk to the nearest primary school. It can also be noted that the majority of new dwellings are within 10 minutes of a G.P and hospital. An area of concern is the distance of new homes to secondary schools. As indicated within the Surrey County Council School Organisation Plan, there is currently a shortage of secondary school places in the Borough. The Community Infrastructure Levy will be used to

contribute towards improving the number secondary school places by either extending existing schools or creating new ones.

In recent years there have been significant steps taken to improve transport, infrastructure and accessibility within the Borough. Various projects are underway or in the pipeline, such as the Sheerwater Access Scheme, the tunnelling and widening of Victoria Arch in the Town Centre and road improvements to Six Crossroads roundabout. A new pedestrian bridge from the Town Centre to Brewery Road has recently been completed as part of the new WWF Living Planet Centre development. There have also been improvements to the public realm in Commercial Way, in the Town Centre.

Patronage of Woking Railway Station continues to grow, with over 7million passengers starting or finishing their journey at the station – an annual increase of over 116,000 people in the 2012-13 monitoring period. It is now the fourth busiest interchange station in the South East (excluding London). West Byfleet, Brookwood and Worplesdon stations have also shown increases in the number of passengers entering and exiting the stations over the past year. Data from the Office of Rail Regulation shows that all the railway stations within the borough are well used. Data collected by South West Trains indicates that reliability and punctuality is very good, and closely aligns with Charter Standards. There is limited up-to-date local data on bus patronage available, but usage in 2009/10 was good at 29.88million passenger journeys across Surrey. Reliability of bus services rose between 2007 to 2010 from 68% to 80% according to Surrey County Council. The Surrey Local Transport Plan 3 (April 2011) seeks to increase satisfaction with ease of access to work by any mode, which was at 73.22% in 2010 (compared to 77.38% in Hampshire).

Woking has been designated a Cycle Town, and cycling facilities and routes in the area have been significantly improved since 2008, when funding was secured from Cycling England. The Borough has experienced a 60% increase in dedicated cycle facilities between July 2008 and March 2011. Despite this, car ownership in Woking remains very high – and is largely unchanged from the 2001 Census. There has been no increase in numbers of people cycling or walking to work, but there has been a rise in people taking the train or bus to work (13.1%), and this is higher than the regional figure. The private car remains the dominant means of transport in Woking.

Table 2: Method of Travel to Work 2001 Census vs. 2011 Census. *Source:* Office for National Statistics.

	2001 Census	2011 Census
% of Woking's households which own 1 or more cars	69.4	68.3
% of households with more than one car	15.1	15
% of people who travel to work by car or van	42	41.4 (South East = 41.3)
% of people who travel to work by train or bus	6.2	13.1 (South East = 8)
% of people who cycle or walk	8.2	8.3 (South East = 9.4)

to work		
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Employment and economic activity

The strategic location of the Borough close to the M3 corridor, the international airports of London Heathrow and London Gatwick as well as proximity to London makes Woking an ideal location for major business and retail.

Woking has a large economic workforce with 84.9% of the population economically active (in June 2013), the second highest proportion in Surrey and well above both regional and national averages (79.7% and 77.3% respectively). The Nomis website reports that the unemployment rate in Woking was 4.5% (Jun 2012 – Jun 2013), compared to 6.2% in the South East. Job density in Woking in 2011 stood at 0.83 – the density figures represent the ratio of total jobs to population aged 16-64, and the figure is similar to the regional average (0.80). In 2011, retail (14.8%), professional services (10.7%) and human health and social work activities (10.4%) were the main industry employers in the Borough. The on-going regeneration of the town centre will see the retail sector continue to employ a large proportion of the residents in the Borough.

The number of people in the Borough claiming Job Seekers Allowance is steadily falling since its peak in the summer of 2009. It is hoped that this figure continues to fall as development in the Borough, and town centre in particular, continues to take place. However, take up of benefits varies by wards – Maybury and Sheerwater, Old Woking and Kingfield and Westfield have a higher claimant rate than the countrywide and borough proportions. The wards of Maybury and Sheerwater, Kingfield and Westfield and Knaphill also have relatively high proportions of young people not in education, employment or training.

There is a wide range of companies and organisations based in the Borough, creating a dynamic and diversified job market. Some of the major employers in the Borough include:

- Oil, gas and petrochemical companies Petrofac, Mustang and Kuwait Petroleum
- Financial and business service companies such as CapGemini and Fidessa
- An advanced engineering technology centre at McLaren, and
- Multi-national companies WWF, SAB Miller and Yum! Foods.

The biggest concentration of employment 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. Having access to good quality jobs can assist in reducing unemployment levels and deprivation. The Sheerwater Access Scheme was awarded funding in July 2012, which is designed to address infrastructure blockages that are holding back economic growth. Access to Sheerwater Business Park will be greatly improved and the creation of 600-1250 jobs across a variety of sectors is foreseen. Further employment opportunities for residents in areas such as these in the Borough are required, and spatial planning has a key role to play.

Vacancy rates of commercial and industrial floorspace in the borough are relatively high compared to recent years. As of the end of 2013, vacancy rates were around 20% compared to 19% in 2010 and 16.5% in 2007. The Employment Land Review conducted as part of the Core Strategy's

evidence base indicated that the average vacancy rate tends to be around 10-15% for offices and 5-10% for industrial/warehousing. The take-up of premises is expected to increase once new and better quality stock is in place, and economic growth improves. The gradual regeneration of the Town Centre should contribute to an improvement in the provision of high quality office space.

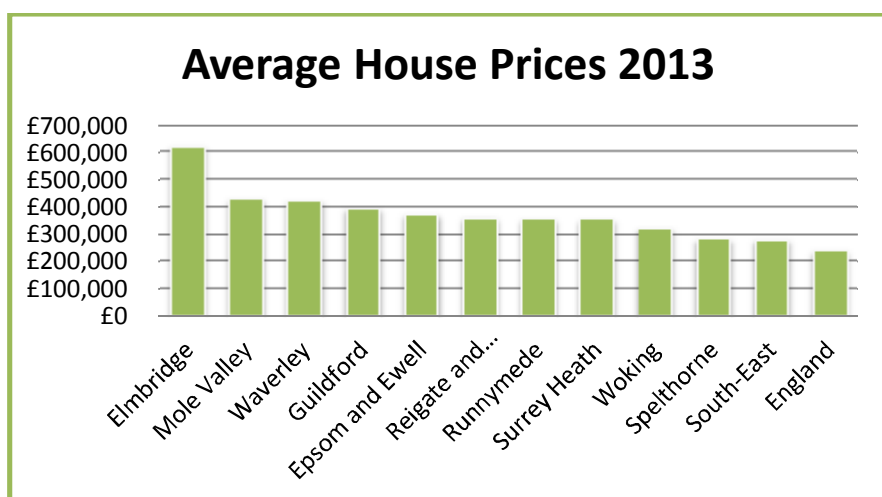
Woking has over 80,000m² of retail floorspace, making it the second largest shopping centre in Surrey after Guildford. Woking Town Centre provides for the majority of shopping needs in the Borough, although local residents do shop further afield, particularly in Guildford. Latest figures show that the retail vacancy rate in the secondary retail area of the Town Centre is rising rapidly (20% vacancy in 2013 compared to 10.3% in 2011).

Housing and the Built Environment

Although lower compared to most of the neighbouring boroughs in Surrey, property prices are over £100,000 higher than the national average at £242,415 (see Graph 1). Over the past five years house prices in Woking have fallen and between December 2011 and December 2012, house prices fell by 9.5%. Despite this drop, the difficulty in accessing mortgage finance coupled with the requirement for larger deposits and long-term affordability pressures has led to an inability for many potential first-time buyers to purchase properties. The need for affordable housing remains considerable. The Strategic Housing Market Assessment shows that there is a need for an additional 499 new affordable homes per annum. The majority of unmet need is for family housing.

The majority of homes in Woking are privately owned (70%) with the rental market making up around 30% of the housing stock. The rental market in the south east is generally higher than in Woking and in London alone; one in five households rent their home from the private market. This could indicate that housing in Woking is more affordable than other areas in the region as many people in London and the South East cannot afford to buy their own homes.

Graph 1: Average house prices across Surrey (2013). Source: Land Registry via the BBC website.



According to 2011 Census data and Planning Services data, there are currently 39,898 households in the Borough, of which 31% are detached houses, 24% semi detached houses, 24% flats and 20% terraced houses. The 2012-13 Annual Monitoring Report indicates that housing completions

in the Borough are at their highest level in three years. The most notable developments have taken place within Woking Town Centre, which has spurred a large increase in the number of flats in the Borough. Conversions of detached and semi-detached houses into smaller units have also contributed to this trend.

Woking Council published an updated Gypsy and Traveller Accommodation Assessment (GTAA) and Woking Borough Council Traveller Accommodation Assessment in November 2013. The Assessment identified a need to provide 20 pitches between 2012 and 2027, at a net annual average provision of 1.3 pitches. This is in addition to the GTAA (2007) and therefore a total of 26 pitches are required between 2006 and 2027. At present, the Council has met its identified need for additional pitches in the Borough up to 2015. Sites to meet the need for necessary additional pitches between 2015 and 2027 will need to be identified through the Delivery Development Plan Document (DPD).

Health

The residents of the Borough are generally well in terms of their health. According to 2011 Census data, over 96.6% of residents are in very good, good or fair health. The average life expectancy in Woking is 79.3 years for males - 1.1 years above the national average – and 84.6 years for females – 2.3 years higher than the national average. However, the more deprived wards experience worse outcomes for these indicators than the Borough as a whole: people living in the healthiest wards such as St John's and Hook Heath have an average life expectancy of over 7 years more than those in the least healthy wards, such as Maybury and Sheerwater, Old Woking and Kingfield and Westfield.

According to the National Child Measurement Programme, prevalence of obesity amongst 4 to 5 year old children is decreasing, and is significantly better than the England average. However, obesity amongst 10 to 11 year old children is on the rise in Woking (in 2011/12 16.6% were classed obese, versus 13% in 2010/11). This is on par with the South East at 16.5%, but better than the England average of 19.2%.

Qualifications and Education

There is a skilled workforce in Woking with 84.9% of people economically active (compared to 79.7% regionally), and only 4.5% unemployed, according to ONS annual population survey data¹. Nearly half of Woking's population are educated to NVQ4 and above (47.5%) compared with 36.8% regionally. Only 7.9% of residents have no qualification, which is similar to the regional figure of 6.9%, and better than the Great Britain figure of 9.7%.

Woking schools have shown improvements in recent years with the percentage of people with NVQ2 and higher qualifications having increased since 2010. 62.6% of all pupils were achieving 5 or more A*-C grade passes at GCSE or equivalent in 2012 (compared to 58.8% nationally). The percentage of people with no qualifications has decreased since a peak in 2008 (11.3%), but increased slightly in 2012 to 7.9% from 6.1% in 2011. Data demonstrates that there is a spatial variation in the achievement of percentage of pupils achieving 5 or more A*-C grade GCSEs (including English and Maths) between 2009-2011. For example, Maybury and Sheerwater (44.3% achievement) does not perform as well as some of the more affluent areas such as Horsell East and Woodham (84.6%) and Pyrford (83.8%).

Leisure and community facilities

Generally, public satisfaction with leisure and community facilities is high at around 80%, and there are no major gaps in public provision. Annual Surrey County Council Resident Satisfaction Surveys have shown that the vast majority of residents are either very or fairly satisfied with cultural activities and libraries in the Borough. However, it is difficult for community and faith organisations to find sites for larger premises. The evidence base prepared for the Core Strategy also indicates local shortages in the provision of playing pitches and children's play areas. There is also a high demand for allotment plots, which 116 people on a waiting list.

There are a number of existing primary and secondary schools close to capacity. As indicated within the Surrey County Council School Organisation Plan, there is currently a shortage of secondary school places in the Borough. Future provision of educational facilities needs to be identified.

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

9.1 Woking Core Strategy addresses a broad range of issues and challenges facing the Borough until 2027 as set out below, which were developed through various stages of consultation with the general public and consultation bodies. The same issues are equally relevant to the Development Management policies and the entire Delivery DPD:

Housing:

- The urban area is surrounded by the Green Belt and other environmental designations such as the Thames Basin Heaths Special Protection Area and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation. The need to identify sufficient land that is available and suitable in sustainable locations to meet all types of housing need continues to be an issue;
- There is significant unmet need for affordable housing, which will have to be delivered in a period of severe public sector budget constraint and an economic downturn;
- The need to balance the priority to secure affordable housing with the viability of development schemes is challenging;
- The need to meet the accommodation needs of the elderly as the rate of the elderly population continues to increase;
- The need to meet the accommodation needs of Gypsies and Travellers in sustainable locations;
- There is significant need for family homes, in particular, affordable family homes that cannot all be met in high density flatted accommodation in the main urban centres;
- The Core Strategy commits the Council to release Green Belt land to meet future housing need. How to do so without undermining the purpose of the Green Belt is a challenge.

Economy:

- How to ensure that there is sufficient land at sustainable locations to meet modern business needs.
- How to control the loss of employment land to alternative uses at a period when the Government's economic agenda is pro-growth;
- How to set a positive framework to support business start ups and small businesses.
- How to deal with unallocated employment sites within the Green Belt without compromising its openness.
- How to define the boundaries of the town centre and its shopping area to reflect its functionality and focus of activities.
- How to define the hierarchy of centres in the Borough to reflect their status and functionality.
- There are pockets of deprivation within the community that need to be addressed.

Transport and accessibility:

- How to accommodate the proposed growth identified in the Core Strategy without significantly exacerbating the existing traffic situation. In particular, how the Core Strategy will encourage a modal shift from car based travel to environmentally friendly alternatives such as walking, cycling and public transport;
- How to strike a balance between the need to meet the parking needs of local businesses and residents and managing the level of congestion in the area. In particular, how to achieve the balance without undermining local economic activity.

Climate change:

- Woking is recognised for its work to tackle the adverse impacts of climate change. Setting a framework that encourages renewable and low carbon energy generation and the delivery of high standards of sustainable construction of building without compromising the viability of schemes will be a significant challenge.
- The security of water supply as an important resource against a background of growth.
- There are some areas liable to flooding. Planning to avoid development in a flood zone and/or ensuring that further growth does not exacerbate the existing situation is an important issue for consideration.

Infrastructure and services:

- How to ensure that the delivery of infrastructure and services keep pace with development

Green infrastructure and the historic environment:

- How to strike a balance between the need to protect and/or enhance the Thames Basin Heaths Special Protection Area and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation and the need to achieve growth to meet the needs of the community;
- The need to protect the purpose and integrity of the Green Belt from the growing pressure for further development that cannot all be accommodated within the urban area and/or on previously developed sites;
- How to achieve a balance between the existing character of the area and the design of new development that incorporates high sustainable construction standards;
- How to ensure a design approach that is flexible to accept tall buildings in the town centre whilst retaining the general image of Woking;

9.2 These issues and challenges informed the development of the policies in the Core Strategy, and subsequently inform the content of the Development Management Policies within the Delivery DPD. In addition to issues and challenges set out above, the review of relevant plans, policies and programmes, and the up-to-date baseline information for the area, has highlighted a number of key sustainability issues facing Woking Borough. These are set out in detail in Table 3 below.

Table 3: Sustainability issues for Woking Borough

SOCIAL	Population
	<ul style="list-style-type: none"> • Increasing rate of growth of elderly population and the need to plan to meet their needs e.g. for housing provision, health and social support. • One of the densest boroughs in Surrey (third) • Average household sizes are one of the highest in Surrey (2.49 persons per household) – slightly above regional and national averages. • Highest proportion of children under the age of four in Surrey. • Pressure on infrastructure such as schools and community facilities as population increases. • Increasingly diverse ethnic composition. Supporting the needs of rapidly increasing Black and Minority Ethnic (BME) group – highest proportion in Surrey (16.6% in 2011).
	Health and well-being
	<ul style="list-style-type: none"> • Generally a healthy Borough and residents have a long life expectancy; however,

ECONOMIC	<p>more deprived wards have lower life expectancy.</p> <ul style="list-style-type: none"> • Increasing obesity levels among older children (3.6% increase from 2010-11 reporting period to 2012-13); although lower than national average. • Low levels of deprivation in national terms, but the Borough contains some of the most deprived areas in Surrey (Maybury and Sheerwater). • Overall crime rates are falling, but increases in robberies and vehicle interference. • Good level of satisfaction with, and access to, local health services, including GPs, hospitals and dentists. • High level of usage of parks and open spaces, but only half of residents using sport/leisure facilities. • High public satisfaction with leisure and community facilities, and cultural activities.
	<p>Housing</p> <ul style="list-style-type: none"> • Despite being the second most affordable borough in Surrey, average house prices are high. There remains a lack of affordable housing and entry level properties. • Lack of Gypsy and Traveller Accommodation identified from 2015 onwards. • A large number of people on the housing register. Demand for affordable housing on the register vastly outweighs supply. • A need to improve housing conditions across the Borough, particularly of Houses in Multiple Occupation. • Significant proportion (86.5%) of new housing development from 2012-13 is 2+ bedrooms (family accommodation). • High levels of housing completions, with the majority currently on previously developed land. • Predominance of high density housing balanced with need for family housing (average housing density in 2012-13 was 74.6 dwellings per hectare).
	<p>Employment and skills</p> <ul style="list-style-type: none"> • A skilled and qualified workforce in the Borough, with only 7.9% unqualified (compared to 6.9% regional scale, and 9.7% in Great Britain) and nearly a third educated to Level 4 and above (equivalent to Certificate of Higher Education). • Lower educational performance in Priority Places such as Maybury and Sheerwater. • Improve provision of primary and secondary school classrooms, and early years provision. • High economically active workforce, across a wide range of industries with the majority being in professional occupations. • Low levels of unemployment and those claiming unemployment benefits are decreasing (but are still above 2008 levels). • High claimant rates in some parts of the Borough, along with higher proportions of young people not in education, employment or training. • Gross weekly pay for full-time workers in Woking increased by 3.3% in 2012, but remains below the regional and national average. • Woking's 2013 UK Competitiveness Index ranking has decreased from 32nd to 41st since 2010 (out of 375 localities). Although one of the lowest ranking localities in Surrey, it is performing well at a regional and national scale. • High vacancy rates of commercial and industrial floorspace, and rising retail vacancy rates in secondary retail area of the Town Centre. Falling vacancy rates in district and local centres. • Low rates of retention for convenience goods expenditure in rural parts of the Borough (to large out-of-centre destinations e.g. Sainsburys in Brookwood). • Risk of losing offices to residential uses through Permitted Development rights.

	<p>Transport and accessibility</p> <ul style="list-style-type: none"> • Excellent rail connections with London and South East, with increasing number of passengers at Woking, Brookwood, West Byfleet and Worplesdon stations. • Excellent cycling infrastructure, but improvements are still possible. • No significant decrease since 2001 in proportion of people travelling to work by car. • Comparably high percentages travel to work by rail or bus to work, reflecting good connectivity to London. • Car ownership persistently high (68.3% compared to 69.4% in 2001). • Comparably high percentage of households own 2 cars or vans (32.99% compared with 24.66% nationally). • Good accessibility to local services, including GPs and employment, but accessibility to secondary schools is a rising concern. • Improve local area road safety and accessibility via cycle, pedestrian, road and public transport improvement schemes.
ENVIRONMENTAL	<p>Environmental health and natural resources</p> <ul style="list-style-type: none"> • It is not considered that air quality poses a significant risk to health in the Borough, but one Air Quality Management Area has been established in Anchor Hill, Knaphill. • Busy and congested roads contribute to air pollution. • Number of sites of potential land contamination concern is steadily increasing. • Light pollution is not considered to be an issue. • One of the most common complaints to the Environmental Health service is regarding noise. • Incidents of water pollution in the Thames region have decreased since 2007. • Hoe Stream has been assessed as 'poor ecological status'. It is classified as 'at risk' by the Environment Agency. • The River Wey achieves 'moderate potential' ecological status, but fails in terms of current chemical quality. It is classified as 'at risk' by the Environment Agency. • The Basingstoke Canal achieves 'moderate potential' ecological quality. • High levels of water consumption and supply/demand deficit with increases in population and housing growth. • High levels of recycling and composting coupled with reduction of waste going to landfill. Household waste predicted to rise with increase in population.
	<p>Biodiversity</p> <ul style="list-style-type: none"> • A wide range of sites designated for their biodiversity including the Thursley, Ash, Pirbright and Chobham Special Area of Conservation, and the Thames Basin Heaths Special Protection Area. • Within the Woking area the most common examples of legally protected species are bats, badgers, and Great Crested Newts. However, there are many other declining species that are also prioritised for conservation. The heathlands support important breeding bird populations, which are especially vulnerable to recreational pressure. • Provision of sufficient and effective Suitable Alternative Natural Greenspace (SANG) and securing development contributions. • Only two SSSIs are in 'favourable' condition, nine are in 'unfavourable condition but recovering', five are in 'unfavourable condition with no change', and none are in 'unfavourable condition and declining'. • Thirteen SNCIs are considered to be stable, fourteen were declining in quality (as of 2005), and only one was improving. Nine were not included in the survey. • Both White Rose Lane and Mayford Meadows Local Nature Reserves were in an

	<p>unfavourable condition (as of 2002), but works by volunteers are ongoing to improve them.</p> <ul style="list-style-type: none"> • The biodiversity of the Borough is vulnerable to new developments and land management practises which could result in habitat loss and fragmentation.
	<p>Green and Blue Spaces</p> <ul style="list-style-type: none"> • The River Wey presents a major flood risk within the Borough. The Hoe Stream and River Bourne also pose lower degrees of flood risk to parts of the Borough. • Surface water flooding, and flooding from smaller watercourses is also significant on a local scale. • The Basingstoke Canal is potentially a source of flood risk (e.g. in cases of extreme weather brought about by climate change), but this is not currently an issue. • A need to identify the Borough's green infrastructure network (which would assist in its protection and enhancement). • 60% of the Borough is designated as Green Belt, which makes a significant contribution to the openness of the Borough's landscape. • A deficit of open space, sport and recreation facilities (specifically children's play areas, pitches and allotments). • Appropriate levels of natural space are required close to people's homes. 10% of residents feel their needs are not being met in terms of access to and use of the countryside, primarily due to lack of information, distance from homes and problems with transport/parking. • High demand for allotment plots. • High percentage of residents (81.6%) is satisfied with maintenance of Surrey countryside for recreation. • High proportion of development currently takes place on previously developed land.
	<p>Historic environment</p> <ul style="list-style-type: none"> • The Borough contains a wide range of areas, gardens, buildings and monuments of historic importance designated at both statutory and local level, which need to be protected and enhanced. • Brookwood Cemetery – a grade I Registered Park and Garden - is on English Heritage's 'Heritage at Risk' Register. • Conservation area character appraisals need to be created and/or updated. • Pressure for development on heritage assets, the Green Belt, open spaces and protected landscapes.
	<p>Sustainable construction and climate change</p> <ul style="list-style-type: none"> • The impacts of climate change may include increased risk of flooding from the River Wey, the River Bourne and smaller watercourses. • Reduced water resources due to climate change. • Improvement in CO2 emissions throughout the past decade. • Extensive investment in decentralised energy infrastructure (e.g. Town Centre Combined Heat and Power network) – further expansion possible. • Improve resilience to climate change e.g. through integration of SUDS within development. • Reduce energy emissions from dwellings and transport. • Maximise the efficient use of water. • A link to the Green Infrastructure policy and how green corridors along rivers contribute to climate change mitigation. • The need for the renewal or adaptation of barriers that obstruct the mitigation of aquatic species

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|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none">• The benefits of reconnecting rivers with their floodplains and the creation of wetland habitats, that contribute to natural flood risk management.• Potential detrimental impacts of climate change on biodiversity. |
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9.3 There are a number of European protected sites within the Borough – the table above sets out sustainability issues relating to these designated sites. Regard will need to be given to these in the Sustainability Appraisal. However, under the Habitat Regulations, it will also be necessary to undertake Habitat Regulation Assessment Screening which is a similar but separate document to the Sustainability Appraisal.

10.0 Sustainability Appraisal Objectives and Framework

- 10.1 Sustainability Appraisal guidance recommends the development of sustainability objectives, which are distinct from the objectives of the development plan. These provide a way of checking whether the DPD objectives are the best possible ones for sustainability and act as a yardstick against which the social, environmental and economic effects of a plan can be tested.
- 10.2 Based on the review of plans and programmes, baseline data and other evidence base of the Council, the following 17 sustainability objectives in Table 4 are set. In substance, these objectives are similar to the sustainability objectives of the SA Report of the Core Strategy. These objectives have formed the basis of the Sustainability Appraisal Framework.

Table 4: Sustainability Appraisal Objectives

Objective 1: Provision of sufficient housing which meets the needs of the community and which is at an affordable price
Objective 2: Facilitate the improved health and well-being of the population and reduce inequalities in health
Objective 3: Reduce vulnerability to flooding and harm from flooding to public well-being, the economy and the environment and to make sure that further growth does not exacerbate existing situation.
Objective 4: Reduce poverty, crime and social exclusion.
Objective 5: To improve accessibility to all services and facilities
Objective 6: Make the best use of previously developed land and existing buildings
Objective 7: Minimise air, light and noise pollution
Objective 8: Reduce land contamination and safeguard agricultural soil quality
Objective 9: Conserve and enhance biodiversity
Objective 10: Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking
Objective 11: Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts
Objective 12: Reduce the impact of consumption of resources by using sustainably produced and local products
Objective 13: Reduce waste generation and disposal and achieve sustainable management of waste
Objective 14: Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably

Objective 15: Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure

Objective 16: Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all

Objective 17: Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of town, district, local and neighbourhood centres.

Sustainability Appraisal Framework (Developing the Framework)

10.3 A number of information has influenced the specific elements of the SA Framework. This includes:

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

10.4 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 the various Development Management policies. The SA Framework is objective led and hence includes a set of objectives to be achieved by the various elements of the Framework. The objectives mirror the objectives of the Sustainability Appraisal in Table 4 above and as such no purpose will be served by repeating the Table in this section. The SA Framework has been through extensive consultation with the statutory consultees as part of the consultation on the SA Scoping Report before it was finalised for this purpose.

11.0 Sustainability Appraisal Methodology

11.1 The SA Framework objectives provides a consistent basis for describing, analysing and comparing the sustainability effects of the objectives, options and the various Development Management policies. The SA Framework is objective-led and hence comprise of objectives to be achieved by the policies that are being appraised.

11.2 The Development Management policies are specific detailed policies to deliver the strategic policies of the Core strategy. The vision and objectives of the Core Strategy are equally relevant and the same for the Development Management policies. It is important that a clear relationship is established between these so that the Development Management policies can present a coherent and consistent overall approach that supports the delivery of the Core Strategy. 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,
- 3 appraisal of the specific Development Management policies.

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

Symbols	Meaning
++	Very positive impacts/likely complementary relationship
+	Positive impacts/likely complimentary relationship
-	Potential negative impacts/conflicting relationship
--	Very potential impacts
0	Neutral/negligible effects
?	Impacts not known/depends on other factors and more information

11.4 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. For the purposes of the appraisal, short term is defined as 0 – 5 years, medium term as 5 – 20 years and long term as over 20 years.

- 11.5 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.
- 11.6 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 5 is an example of the proforma.
- 11.7 It needs to be emphasised that all the policies are in general conformity with national policy and guidance and the strategic policies of the Core Strategy. They all seek to deliver the aspirations of the Sustainable Community Strategies for Surrey and Woking. In this regard, the policies have not been individually appraised against these national and local policy contexts.

Table 5 - SA Framework

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>								

<p>2. Facilitate the improved health and well-being and reduce inequalities in health</p>	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.</p>								
<p>3. Reduce the risk and vulnerability to flooding and harm from flooding. and to make sure that further growth does not exacerbate</p>	<p>No development permitted in flood plain against advice of Environment Agency.</p>								

existing situation									
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime</p>								
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>								
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment</p>								

	<p>areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>								
<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of</p>								

	<p>future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>								
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.</p>								
<p>9. Conserve and enhance biodiversity</p>	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNClS stable or declining in quality. Increasing SANG provision.</p>								

	<p>Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of UK Biodiversity Action Plan (BAP) priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nationally, Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>							
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets &</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments,</p>							

<p>cultural assets and landscapes</p>	<p>3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>								
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>								

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p>								

	<p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey Produce Directory.</p>								
<p>13. Reduce waste generation and disposal and achieve sustainable management of waste</p>	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>								

<p>14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably</p>	<p>Targets: To prevent any deterioration in the ecological status of all Water Framework Directive (WFD) water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to 105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate</p>								
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	Change SPD has measures to minimise water consumption.								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires</p>								

<p>development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
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<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of</p>							
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	<p>people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually</p>								

falling (except in Horsell).
About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.

12.0 **Development Management Policies DPD**

- 12.1 The Woking Core Strategy was adopted in October 2012. The Council is committed to its comprehensive delivery. The overall purpose of the Development Management policies is to facilitate the delivery of the requirements of the Core Strategy. The Development Management policies expand in detail the strategic policies of the Core Strategy to help determine planning applications on a day to day basis.
- 12.2 The Development Management policies share the same vision and objectives of the Core Strategy as stated below:

Vision

“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 will be 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 to 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’.

Objectives

- **Objective 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 centre of regional significance to be maintained. Development will be of high quality and high density to create an attractive environment for people to live, do business and visit.
- **Objective 2:** To enable 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.
- **Objective 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 in sustainable locations and at densities that maximise the efficient use of urban land without compromising the distinctive character of the local area.

- **Objective 4:** To protect the integrity of the Green Belt and to harness its recreational benefits for the community.
- **Objective 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 Woking Town Centre, West Byfleet District Centre and the employment areas.
- **Objective 6:** To lead the way in high quality sustainable development that minimises the adverse impacts of climate change. This will be achieved through maximising opportunities for implementing renewable energy technologies, maximising the efficient use of energy and water in buildings and managing waste effectively.
- **Objective 7:** To maintain and improve air and water quality and manage effectively the impacts of noise and light pollution.
- **Objective 8:** To encourage the high quality design of buildings, neighbourhoods and the public realm that creates a sense of place where people feel safe to spend time and interact without fear of crime.
- **Objective 9:** To ensure that the provision of community infrastructure, including key services and facilities, keeps pace with the growth of the Borough. This will include schools, healthcare, water supply, drainage and flood alleviation, leisure, green infrastructure and community facilities.
- **Objective 10:** To work in partnership with Surrey County Council and other stakeholders with an 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.
- **Objective 11:** To provide an integrated and effective transport interchange that has an improved Woking Railway Station as a focus.
- **Objective 12:** To preserve and enhance the cultural, historic, biodiversity and geodiversity features of the Borough and make them accessible to the benefit of residents.
- **Objective 13:** To significantly reduce both absolute and relative deprivation in Sheerwater, Maybury and the Lakeview Estate in Goldsworth Park.

12.3 The Development Management policies cover twenty two policies as follows:

- DM1 Green Infrastructure Opportunities
- DM2 Trees and landscaping
- DM3 Outdoor Recreation and Sports facilities
- DM4 Development in the Vicinity of Basingstoke Canal
- DM5 Environmental pollution
- DM6 Air and Water Quality
- DM7 Noise and Light Pollution
- DM8 Land Contamination and Hazards
- DM9 Flat above Shops and Ancillary Accommodation
- DM10 Development on Garden Land

DM11 Sub-divisions, Specialist Housing, Conversion and Loss of Housing

DM12 Self build and Custom Build Houses

DM13 Buildings within and adjoining the Green Belt

DM14 Rural Workers Dwelling

DM15 Shops Outside Designated Centres

DM16 Service Arrangement and deliveries for Employment and Retail

DM17 Public Realm

DM18 Advertising and Signs

DM19 Shopfronts

DM20 Heritage Assets

DM21 Education Facilities

DM22 Communication Infrastructure

The performance of the policies against the SA objectives are described in Sections 16 and 17.

13.0 Characteristics of the area likely to be most affected by the Development Management policies

- 13.1 The Development Management policies have Borough-wide coverage and as such its impacts will affect all part of the Borough. There are a number of policies such as the Green Spaces and Housing and Economic policies that ensures the sustainable management of development beyond the main centres. However, the Core strategy seeks to concentrate most development on previously developed land in the Town Centre and to a lesser extent in the other main centres. These are the areas that policies such as sub-division, conversions, air quality, noise and light pollution would be most felt. The general characteristics of the Town Centre are set out below:

Woking Town Centre

- 13.2 Woking Town Centre has been identified as a Centre to undergo significant change up to 2027. It is the focus of major retail, office and employment generating development. The town centre is compact and benefits from the second busiest railway station in Surrey, with journey times to London Waterloo of less than 30 minutes. 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.
- 13.3 In 2008 Woking was designated as a Cycle Town. Cycle Woking, the partnership between Woking Borough Council and Surrey County Council worked to improve the 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. Whilst the Cycle Woking initiative has ended, the Council's commitment to enhance the cycle infrastructure of the area continues. Through funding from the Local Sustainable Transport Fund, the Council is working with Surrey County Council to invest significant capital to improve cycling in the area.
- 13.4 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.

13.5 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 four main floors. Wolsey Place is older and offers over 60 stores at ground level. The Council bought the centre in early 2010. Recent improvement to the Town square has enhanced the attractiveness of the shopping environment. The two centres are now linked at the frontage and well integrated with the market, which has recently opened. The Core Strategy has identified significant potential for additional retail floorspace in Woking Town Centre up to 2027. This is estimated to be about 93,900 sq.m of retail floorspace.

13.6 Woking Town Centre has a strong cultural offer with two theatres and a six-screen cinema. The 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 as emphasised in the Core strategy. There is also the potential to broaden the appeal of the evening economy, for example with more high quality restaurants. New well know restaurants such as Bills and Carluccio's have recently opened outlets in the Town centre. Improvement to Commercial way and the Town Centre is now having the benefits of attracting investment into the Town centre. 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.

13.7 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. To complement the entertainment and cultural offer are good quality hotels in the Town Centre such as Holliday Inn and Premium Inn.

13.8 The Town Centre continues to change to offer an enhanced experience in accordance with the aspiration of the Core Strategy. A recent planning approval for the Victoria Square development will positively transform the Town Centre and consolidate its status as a regional economic hub. Potential future transport improvements to Victoria Arch will improve north to south links of the area. The DPD will facilitate the comprehensive delivery of the aspirations of the Core strategy for the Town centre.

14.0 Sustainability Appraisal of Objectives

- 14.1 The overall purpose of the DPD is to facilitate the delivery of the Core Strategy. Paragraph 12.2 of the SA Report sets out the objectives of the Development Management Policies DPD. The objectives are exactly the same as the objectives of the Core Strategy. The objectives of the Core strategy have been comprehensively appraised against similar SA objectives and Framework as part of the SA of the Core Strategy. No purpose would be served by repeating this element of the SA as part of the appraisal. This decision follows advice in paragraph 167 of the NPPF which states 'Assessment should be proportionate, and should not repeat policy assessment that has been undertaken. Wherever possible the local planning authority should consider how the preparation of any assessment will contribute to the plan's evidence base'. It is however emphasised that the outcome of the SA of the objectives of the Core Strategy has been used to inform the Development Management policies. The SA Report of the Core Strategy is on the Council's website (www.woking.gov.uk).
- 14.2 The SA of the objectives of the Core Strategy revealed the following key outcomes:
- Majority of the objectives makes significant contribution towards achieving sustainable development in the Borough and consequently, towards delivering the vision of the Core Strategy. The vision of the Development Management Policies DPD is exactly the same as the vision of the Core Strategy. It follows that the objective of the Development Management policies will contribute towards the delivery of its vision;
 - There was only one instance that conflict existed between an objective of the Core Strategy and an SA objective. This was about the need to protect the purpose of the Green Belt and restrictions on the Council to identify sufficient sites to deliver housing, which there is significant unmet need. It was suggested that if Green Belt sites were to be released for development, the Council should demonstrate that it will not undermine the purpose and integrity of the Green Belt. To inform the Site Allocations DPD, the Council has carried out a Green Belt boundary review to make sure that the preferred sites recommended for development will not undermine the purpose and integrity of the Green Belt. The commitment to carry out the Green Belt boundary review was inform by the outcome of the SA of the Core Strategy. The Green Belt boundary review report is on the Council's website.
 - There were a number of neutral impacts on the SA Framework and this is also worth noting too;
 - An objective compatibility matrix was carried out to assess how well the Core Strategy objectives reinforce each other. Whilst this is not a requirement of the EU Directive or requirement by the SA guidance, it was carried out to ensure that no single objective is substantially undermined or compromised in order to achieve another objective. There was no evidence that the pursuit of one objective will undermine any of the others if appropriate mitigation measures could be secured.
 - There were few conflicts relating to the objective of concentrating most development in the main centres, in particular, the Town Centre where key facilities and services are available and the potential implications for air quality arising from increased traffic. There is no doubt that the main centres are the most sustainable locations for

development as it reduces the need to travel because of the close proximity of services and facilities. Nevertheless, the Core Strategy and the Development Management policies have policies to improve sustainable modes of travel such as walking and cycling. Examples are Policy CS18 of the Core Strategy and Policies DM1 and DM21 of the Development Management policies.

- 14.3 Care has been taken to make sure that the outcome of the appraisal of objectives have been used to inform the SA of the Development Management policies.

15.0 Sustainable Appraisal of alternative options

15.1 It is acknowledged that SA of alternative options is an integral and an important part of the plan making and SA processes. The plan must be justified, and in particular, it should be the most appropriate strategy when considered against all reasonable alternatives. The Development Management policies expand in detail the strategic policies of the Core Strategy for the purposes of determining day to day planning applications. There has been a comprehensive appraisal of options for addressing the issues which the Development Management policies and for that matter the Core Strategy seeks to address. The policies of the Core Strategy are the most sustainable policies to address the preferred options. No purpose would be served by repeating this assessment and in accordance with advice in NPPF, this has not been repeated. The SA of Options of the Core Strategy is on the website. The key outcomes of the SA of Options that has direct relevance and have been taken into account to inform the Development Management policies include:

- Green Belt should be released to meet development needs;
- Modest growth to be allowed in local centres;
- Where relevant, new development should provide travel plans setting out how additional journeys will be managed;
- New development should provide cycle parking;
- Improve cycle and pedestrian infrastructure into development;
- Make annual provision for a 292 net additional dwellings.

15.2 The above bullet points should not in any way undermine the relevance of the other outcomes of the SA of Options to the Development Management policies.

16.0 Sustainability Appraisal of the policies of the Draft Development Management policies

- 16.1 The Development Management policies seek to deliver the requirements of the Core Strategy and ultimately, its vision and objectives. There is therefore a direct thread that links the Development Management policies and the Core Strategy in addressing the issues facing the Borough in a sustainable manner.
- 16.2 The SA has been carried out as an integral part of preparing the Development Management policies with in-built mechanism for using the outcome of the SA to inform, modify and/or refine the policies. The Core Strategy has been a subject of a comprehensive SA. The SA of the Development Management policies is an additional layer of assessment to ensure that the SA process meets all relevant requirements and the outcome used to refine the policies to achieve sustainable development.
- 16.3 The SA has demonstrated that overall, the Development Management policies will have positive impacts on the sustainability objectives set out in the SA Framework and consequently on sustainable development. There are only few policies with negative impacts on the sustainability objectives. For example, the effects of developing garden land on biodiversity. Mitigation measures have been built into the policy on the development of garden land to overcome the negative effects. The Development Management policies include Green Infrastructure policies to enhance the overall biodiversity of the area. The negative impacts will be short term, and are likely to be mitigated in the medium to long term when the mitigation measures are introduced and effective. For example, the DPD seeks developer contributions towards the provision of Suitable Alternative Natural Greenspace (SANGs) to avoid harm to the Special Protection Areas. Details of the SA of policies are in Appendix 3. It is also noted that a number of the policies will have neutral impacts on the sustainability objectives.
- 16.4 The Council is also aware that the performance of the Development Management policies 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, positive and user friendly language but at the same time meeting all its technical, statutory and international requirements;
 - Be clear on what it seeks to achieve;
 - Be concise and unambiguous; and
 - Be detailed in nature but in general conformity with the strategic policies of the Core Strategy and national policy.
- 16.5 The Council is satisfied that the Development Management policies have been prepared to meet these tests.

17.0 Cumulative Impacts

17.1 An assessment of the cumulative impacts of each of the policies is an essential part of the SA. Whilst it is recognised that each individual policy might have their respective impacts, collectively they could add up to a more significant effects either negatively or positively. The cumulative impact assessment focus on the overall impacts of the Development Management policies on each of the SA objectives set out in the SA Framework rather than individual impacts of a policy. Table 6 below illustrates what the overall impacts of the implementation of the Development Management policies would be on the objectives of the SA.

Table 6: Cumulative impact assessment

Sustainability Appraisal Objectives	Cumulative impacts
1. Provision of sufficient housing which meets the needs of the community and which is affordable.	The Development Management policies will have a long term positive impacts on housing provision. Housing policies on sub-divisions, custom built dwellings, rural workers dwellings will make a positive contribution to meeting the housing requirement of the area. Overall, the DPD and the Core Strategy provides adequate mitigation measures such as the provision of SANGs to address any adverse impacts arising from housing provision.
2. Facilitate the improved health and well-being of the population and reduce inequalities in health.	The improvements in Green Infrastructure provision, housing, air quality as a result of the implementation of the policies will lead to overall improvements in the health wellbeing of the community.
3. Reduce vulnerability to flooding and harm from flooding to public well-being, the economy and the environment.	Whilst majority of the policies will have neutral effect on flooding, the Green Infrastructure policies will have overall positive impacts on risk of flooding.
4. Reduce poverty, crime and social exclusion.	Most of the policies will have neutral effects on poverty and crime. However, there are potentially positive effects for a number of the policies such as the impacts of outdoor recreation and sport facilities on social interaction to avoid social exclusion. The positive impacts would be long term.
5. To improve accessibility to all services and facilities.	A number of the policies such as policies on education provision and Green Infrastructure will have positive impacts on accessibility to services and facilities.
6. Make the best use of previously developed land and existing buildings.	Whilst a number of the policies will have neutral impacts on making best use of previously developed land and existing buildings, a number of them will have long term positive impacts. Policies on sub-divisions, flats above shops are some of the policies that will have positive effects on best use of previously developed land.
7. Minimise air, light and noise pollution.	There are direct policies to minimise environmental pollution, noise and light pollution and land contamination and to enhance air and water quality. These will have long term positive impacts. Whilst overall development has the potential to adversely impact on air quality, there are sufficient policies to neutralise that in the

	medium to long term.
8. Reduce land contamination and safeguard agricultural soil quality.	Whilst there are a number of policies that will have neutral effects on this SA objective, there are long term positive ones as well. For example, there is a policy to minimise land contamination and hazards.
9. Conserve and enhance biodiversity.	Majority of the policies will have neutral impacts on biodiversity. There are policies that will have long term positive impacts. A few of the policies such development of garden land will have short to medium term negative impacts. Appropriate mitigation measures has been incorporated in the respective policies to address the negative impacts and ensure that the effects are neutral in the medium to long term when the mitigation measures are introduced..
10. Conserve and where appropriate make accessible for the enjoyment of the natural, historic and cultural assets and landscape of Woking.	Overall, most of the policies will have neutral impacts. However, the Green Spaces policies will have long term positive impacts on this SA objective.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts.	There are long term positive impacts. The policies on climate change and the Green Spaces policies are particular examples. Nevertheless, majority of the impacts are neutral.
12. Reduce the impacts of consumption of resources by using sustainably produced and local products.	Effects will predominantly be neutral.
13. Reduce waste generation and disposal and achieve sustainable management of waste.	Effects will predominantly be neutral.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably.	There will be long term positive effects as a result of a number of the policies, including the effective management of development in the vicinity of the Basingstoke Canal and the policy of air and water quality. It is also the case that a number of the policies will have neutral impacts on this SA objective.
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure.	Majority of the impacts will be neutral. The policy on education provision promotes a Travel Plans, which will encourage sustainable travel options and hence bring some positive impacts. It is important to emphasise that the Core Strategy and indeed the DPD seeks to concentrate most development on previously developed land in the main urban areas to minimise the need to travel by car and encourage walking and cycling.
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all.	Impacts will predominantly be neutral with few long term positive impacts.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of Town District and Local Neighbourhood Centres.	Impacts will be predominantly neutral.

18.0 Recommended Mitigation

18.1 The SA identified very few potential negative impacts that could be mitigated over the medium to long term. The mitigation measures have been incorporated into the relevant policies to be taken into account in planning decisions. They include:

- Development of garden land should take account of the biodiversity value of the site (Policy DM10);
- Development should be encouraged to promote sustainable transport modes (Policy DM21);
- Where relevant development should make contribution to mitigate the impacts of residential development on the Thames Basin Heaths Special Protection Area (Policy DM11).

19.0 Linkages with other strategies of the Council

19.1 The Development Management policies is one of a number of Council strategies and documents that seek to achieve a similar goal of sustainable development. In this regard, the Development Management policies will not sit in isolation but within the wider context of the Council's overall drive to create sustainable development of the area. Some of the relevant documents include:

- Affordable Housing Delivery Supplementary Planning Document (SPD);
- Housing Strategy;
- Climate Change Strategy;
- Climate Change SPD;
- Design SPD;
- Green spaces Development strategy;
- pitch and Play Strategy;
- Community Infrastructure Levy Charging Schedule.

20.0 Monitoring the effects of the Development Management policies

20.1 Monitoring the effects of the policies is critical to the delivery of the plan because it will enable the Council to assess how the policies are performing against their objectives. The Development Management policies has an in-built monitoring framework with specific indicators to ensure a consistent and comprehensive monitoring of the performance of the policies. The outcome of the monitoring will be reported in the Council's Annual Monitoring Report, which will be published at the end of each year by 31 December. It is also emphasised the indicators set out in the Core Strategy to monitor the performance of the strategic policies that the Development Management policies seeks to deliver will also be relevant to the overall performance of the Development Management policies where they apply. The outcome of the monitoring will inform any future review of the plan and any necessary action that might be needed to address any emerging concerns.

21.0 Consultation

- 21.1 Public and stakeholder involvement is considered important and an integral part of the SA and the plan making process. Whilst public involvement in the SA process is a requirement of the Directive and national planning policy, the Council also considers it as good planning practice. It is a requirement to consult the statutory bodies at each key stage of the SA process. Natural England, English Heritage and Environment Agency have been consulted accordingly both informally and formally.
- 21.2 The Scoping Report provides the foundation for carrying out the SA. It is effectively the first stage of the SA process, and it is mainly to gather evidence, set the context for the SA, define the SA objectives and establish a framework for appraising the plan. The statutory consultation bodies were consulted on the Scoping Report to seek their views on:
- whether the defined 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; and
 - whether the baseline data was comprehensive and up to date.
- 21.3 Comments received were taken into account before the Scoping Report was published. The Scoping Report was only published in February 2014 and considered up to date. The Scoping Report is on the Council's website (www.woking.gov.uk).
- 21.4 The SA has been prepared as an integral part of the Development Management policies. It was published for Regulation 18 full public consultation in accordance with the Council's adopted Statement of Community Involvement between 19 February 2015 and 3 April 2015. Comments received have been used to inform this version of the SA Report. The Council has also made sure that the requirements of the Duty to Corporate are fully met.

22.0 Conclusion

- 22.1 The preparation of a SA Report to assess the social, economic and environmental implications of a Development Plan Document is a requirement of the Planning and Compulsory Purchase Act (2004). It is therefore fundamental to the preparation of the Development Management policies to ensure its soundness. The SA has been prepared to meet the requirements of the EU Directive and the Planning and Compulsory Purchase Act. The process for carrying out SEA and a SA are to a significant extent prescribed. The SA Report addresses all the key stages of the process as set out in Table 1 and Figure 5 of the SA Report. The SA has also been prepared as an integral part of the plan making process with a means to build into the policies appropriate mitigation measures that are necessary to address any negative impacts. Some of the mitigation measures already incorporated into the relevant policies is set out in Section 18 above.

- 22.2 The Council has an adopted Core Strategy. The Core Strategy was the subject of a comprehensive SA that has been examined by an Independence Inspector of the Secretary of State and considered to have met all relevant requirements. The Development Management policies expand in detail on the strategic policies of the Core Strategy. The NPPF advises that SAs should be proportionate, and should not repeat policy assessments that have already been undertaken. This SA has been prepared in that context.
- 22.3 The outcome of the SA has been analysed and summarised. The cumulative impacts of the policies on the SA objectives have been set out (section 17). Overall, the Council is satisfied that the SA achieves its central goal of striking a good balance between the environment, economic and social implications of the Development Management policies.
- 22.4 The outcome of the SA has demonstrated that overall the Development Management policies when implemented will make a meaningful and long term positive contribution to achieving sustainable development in the Borough.
- 22.5 An Executive Summary of the SA Report has been published to summarise the key elements of the SA Report.

APPENDIX 1: RELATIONSHIP OF THE DPD TO OTHER PLANS, PROGRAMMES, POLICIES AND STRATEGIES

Other Plan/ Programme	Source	Relationship to LDD	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/source/docs/convkp/kpeng.html	LDD to consider ways of delivering the objectives of the Kyoto Protocol. Also see Climate Change Act 2008.	A binding commitment is to ensure that levels of green house gas emissions do not exceed the assigned levels of 8% set for the EU. Parties are also committed to establish and implement domestic policies to limit or reduce green house gas emissions.	SA Objective 11 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 4 includes reducing social exclusion, and SA Objectives 2, 7, 8 and 11 include avoiding significant pollution and the objective of improving health and well being. The Air Quality Management Report will inform SA.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through 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 LDD 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.	Consultation on the Scoping Report and the Sustainability Appraisal Report.
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	LDD to consider ways of protecting and enhancing habitats and species to comply with Directive. Appropriate Assessment to inform the LDDs.	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.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through 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	LDD to consider ways of protecting and enhancing habitats for wild birds to comply with Directive. Appropriate Assessment to inform the LDD.	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://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:31991L0676:en:NOT	The LDD 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 Objectives 12 and 14 include protection of the water environment and sustainable management of water resources.
Air Quality Directive (2008/50/EC)	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32008L0050:EN:NOT	The LDD 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 Objective 7 seeks improved air quality. The Air Quality Management Report will inform SA.
European Directive Water Framework 2000/60/EEC	http://ec.europa.eu/environment/water/water-framework/ (links to EA advice)	The LDD 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 14 includes protection of the water environment and sustainable management of water resources; SA Objective 3 includes reducing the risk of flooding.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
European Waste Framework Directive (1975, amended 1991)	http://adlib.eversite.co.uk/adlib/default/content.aspx?doc=19433&id=19435	The LDD 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 13 includes sustainable management of waste.
European Directive EIA 97/11/EC	http://ec.europa.eu/environment/eia/full-legal-text/9711.htm	LDD 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://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32001L0042:EN:NOT	LDD 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://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2003:001:0065:0065:EN:PDF	LDD 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 11 includes energy efficiency, and seeks sustainable construction.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Valetta Convention (European Convention on the protection of Archaeological Heritage)	http://conventions.coe.int/Treaty/en/Treaties/Html/143.htm	LDD 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.
Environmental Noise Directive 2002/49/EC	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32002L0049:EN:NOT	LDD to identify ways of ensuring noise pollution is limited and/or mitigated to comply with Directive.	Regulations transposed into Environmental Health powers. Plan policies to support overall objectives and requirements of the Directive: measures to reduce noise.	SA Objective 7 includes noise pollution.
EU Seventh Environmental Action Programme 2013 to 2020 (-- /2013/EU)	http://ec.europa.eu/environment/newprg/pdf/PE00064_en.pdf	LDD to consider ways of addressing the objectives of the programme by complying with national, regional and sub regional programmes. Also see Climate Change Act 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 11 includes climate change, SA Objectives 9 and 10 include biodiversity and the natural environment, SA Objective 13 includes waste management.
Landfill Directive 99/31/EC (1999)	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:31999L0031:EN:NOT	LDD to consider ways of implementing and support the Surrey Waste Local Plan to comply with Directive.	See Surrey Waste Plan, 2008.	SA Objective 13 includes waste management.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
National				
Town and Country Planning Act 1990, Planning; Planning Act 2008 And Compulsory Purchase Act 2004, Town and Country Planning Regulations 2012	http://services.parliament.uk/bills/2007-08/planning.html	The LDD must prepared against the legal framework	These provide the legal framework for the preparation of development plans	The legal framework is continuously referred to throughout the SA process.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Sustainable Communities Act 2007	http://www.local.gov.uk/sustainable-communities-act	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 1l)	The SA Framework reflects all the subjects identified in the Sustainable Communities Act.

Other Plan/ Programme	Source	Relationship to LDD	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	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69412/pb10589-securing-the-future-050307.pdf	LDD to consider ways of addressing the objectives of the programme. Also see Climate Change Act 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 3) reflect all the subjects, indicators and targets identified in the Strategy.
Sustainable Communities Plan, 2003	http://www.communities.gov.uk/index.asp?id=1139868	LDD 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.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Transport 10 Year Plan (2000)	http://www.dft.gov.uk/press/speeches/statements/statements/tenyearplanfortranspor	LDD to consider ways of addressing the objectives by complying with the Surrey Local Transport Plan 3.	<p>Tackle congestion and pollution by improving all types of transport and increasing choice, integrated at regional level</p> <p>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.</p>	SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport.
White Paper: The Future of Transport, a network for 2030 (July 2004)	http://www.dft.gov.uk/about/strategy/whitepapers/fot/	<p>LDD to consider ways of addressing the objectives by complying with the Surrey Local Transport Plan 3.</p> <p>LDD to support and facilitate sustainable travel networks.</p>	<p>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.</p> <p>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.</p>	SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport. SA Objective 11 includes transport emissions.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Rural White Paper - Our Countryside: The Future – A Fair Deal for Rural England 2000	http://www.defra.gov.uk/rural/ruralw/p/default.htm	LDD 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 communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).
England Rural Development Programme (South East)	https://www.gov.uk/rural-development-programme-for-england	LDD to support and facilitate the Programme by responding to 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 communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).
Rural Strategy 2004	http://archive.defra.gov.uk/rural/documents/policy/strategy/rural_strategy_2004.pdf	LDD to support and facilitate the Programme by responding to 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 communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Natural Environment and Rural Communities Act 2006	http://www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1	LDD 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.official-documents.gov.uk/document/cm67/6764/6764.pdf	LDD 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 Act 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 Act and WBC CC Strategy	SA Objective 11 includes addressing the causes and consequences of climate change.
Climate Change Act 2008.	http://services.parliament.uk/bills/2007-08/climatechange.html	The LDD will comply with the provisions of the Act.	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 11 includes addressing the causes and consequences of climate change.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
The Waste Management Plan for England (December 2013)	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf	The LDD can support delivery of the Waste Management Plan objectives – it must have regard to the Plan alongside national planning policy on waste.	Measures to be taken to improve environmentally sound preparing for re-use, recycling, recovery and disposal of waste. Measures to be taken to ensure that by 2020 at least 50% by weight of waste from households is prepared for re-use or recycled; and at least 70% by weight of construction and demolition waste is subjected to material recovery.	SA Objective 13 includes waste management.
The Air Quality Strategy for England, Scotland and Wales (2007)	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69337/pb12670-air-quality-strategy-vol2-070712.pdf	The LDD to support the implementation of the strategy by developing policies to ensure air quality can improve.	This Air Quality Strategy sets out air quality objectives and policy options to further improve air quality in the UK from today into the long term.	SA Objective 7 includes improving air quality. The Air Quality Management Report will inform SA.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Planning and Energy Act 2008	http://www.legislation.gov.uk/ukpga/2008/21/contents	The LDD to accord with the Act. Policies will secure proposals that aim to reduce energy consumption.	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 11 includes energy efficiency and production.
Wildlife and Countryside Act (1991), as amended by the Countryside and Rights of Way Act (2000)	http://www.legislation.gov.uk/ukpga/1981/69 http://www.legislation.gov.uk/ukpga/2000/37/contents	The LDD 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 of Habitats and Species Regulations 2010	http://www.legislation.gov.uk/uksi/2010/490/contents/made	LDD to consider ways of protecting and enhancing habitats and species to comply with Regulations. Appropriate Assessment to inform the LDD.	The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
National Planning Policy Framework NPPF 2012	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf	LDD to accord with policies set out in the NPPF.	The overarching aim of the NPPF is the presumption in favour for sustainable development. Sustainable development is all encompassing, including economic, social and environmental objectives. The NPPF combines a number of previous planning statements and guidance into one document-covering planning policies on economic development, retail, transport, housing, infrastructure, design, communities, green belt, climate change etc.	A combination of all SA objectives.
Localism Act 2011	http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	The LDD will comply with the Act, including the duty to cooperate and changes to local plan making procedures	The Localism Act introduced various reforms to the Planning system. Including requirements to work with adjoining authorities on planning matters, changes to local plan making procedures, removing regional spatial strategies and introduction of neighbourhood plans and orders.	SA Objective 4 encourages opportunities for decision making and information for all – via social inclusion.
Community Infrastructure Levy	http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevy	The LDD to accord with the requirements of legislation. The LDD will support the implementation of a levy system, where a separate supplemental planning document will contain the charges.	The community infrastructure levy is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. In areas where a community infrastructure levy is in force, land owners and developers must pay the levy to the local council.	SA Objectives 5 and 17 seek the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; SA Objective 7 covers noise, SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Code for Sustainable Homes: A step-change in sustainable home building practice	https://www.gov.uk/government/policies/improving-the-energy-efficiency-of-buildings-and-using-planning-to-protect-the-environment/supporting-pages/code-for-sustainable-homes	The LDD will include policies that will encourage sustainable building techniques and make reference to a separate SPD on Climate Change. The SPD has been adopted which will contain further guidance.	The code for sustainable homes is the national standard for the sustainable design and construction of new homes. It aims to reduce carbon emissions and promote higher standards of sustainable design above the current minimum standards set out by the building regulations. Also see Energy Act 2008.	SA Objective 11 includes the Code for Sustainable Homes and BREEAM.
Delivering Affordable Housing, November 2006	http://www.communities.gov.uk/index.asp?id=1504795	The LDD to consider ways to support the delivery of affordable housing.	Everyone should have the opportunity of a decent home, which they can afford, within a sustainable mixed community. The LDD will support the provision of a good mix of tenures on new developments through the allocation of sites for residential development	SA Objective 1 includes the provision of quality housing for all and SA Objective 5 improving accessibility to key services.
Planning for Biodiversity and Geological Conservation: A Guide to Good Practice	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11481/143792.pdf	LDD 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 Objective 11 includes the Code for Sustainable Homes and BREEAM.
Planning (Listed Buildings and Conservation Area) Act 1990	http://www.legislation.gov.uk/ukpga/1990/9/contents	Ensure plans and policies take account of the Act and support its implementation.	The Act sets out special controls in respect of buildings and areas of architectural or historic interest.	SA Objective 10 conserves and enhances the heritage and cultural assets and landscapes of Woking.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Ancient Monuments and Archaeological Areas Act 1979	http://www.legislation.gov.uk/ukpga/1979/46	Ensure plans and policies take account of the Act and support its implementation.	An Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters; to provide for the recovery of grants under section 10 of the Town and Country Planning (Amendment) Act 1972 or under section 4 of the Historic Buildings and Ancient Monuments Act 1953 in certain circumstances; and to provide for grants by the Secretary of State to the Architectural Heritage Fund.	SA Objective 10 conserves and enhances the heritage and cultural assets and landscapes of Woking.
The Historic Environment: A Force for Our Future (DCMS, Dec. 2001)	http://www.tourisminsights.info/ONLINEPUB/DCMS/DCMS%20PDFS/HISTORIC%20ENV%20FORCE%20-%20201.pdf	LDD 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.
Children (Leaving Care) Act, 2000	http://www.legislation.gov.uk/ukpga/2000/35/contents	LDD 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.
Circular 18/94 – Gypsy Sites Policy and Unauthorised Camping	http://www.communities.gov.uk/index.asp?id=1163380	LDD 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.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Gypsy and Traveller Circular 01/2006	http://www.communities.gov.uk/index.asp?id=1163380	LDD 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.
The Town and Country Planning (General Permitted Development) Order 1995	http://www.legislation.gov.uk/ukSI/1995/418/contents/made	LDD to accord with the regulations	Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application, subject to conditions and limitations. The General Permitted Development Order has been amended many times since it was first consolidated in 1995.	A range of SA Objectives will help to create and sustain vibrant communities (e.g. Objectives 4, 5, 16 and 17)
Circular 04/07: Planning for Travelling Show People	http://www.communities.gov.uk/index.asp?id=1505792	LDD 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.

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Circular 11/95 Use of Planning Conditions	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7715/324923.pdf	LDD 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 5 and 17 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; SA Objective 7 covers noise; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Circular 06/04 Compulsory Purchase and the Crichel Down Rules	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7691/1918885.pdf	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.
Human Rights Act (1998)	http://www.legislation.gov.uk/ukpga/1998/42/contents	LDD 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.	Consultation on the Scoping Report and the Sustainability Appraisal Report. SA Objective 4 seeks to reduce social exclusion.
Water Act (2003)	http://www.legislation.gov.uk/ukpga/2003/37/contents	LDD 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 14 includes protection of the water environment and sustainable management of water resources.

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The Strategy for Sustainable Farming and Food (2002)	http://www.defra.gov.uk/farm/policy/sustain/index.htm	LDD 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 8 includes protection of the best agricultural land and SA Objective 12 using sustainably produced and local products.
UK Post-2010 Biodiversity Framework (July 2012)	http://jncc.defra.gov.uk/pdf/UK_Post2010_BiodiversityFramework.pdf	LDD to support local BAPs and HAPs	Goals include: <ul style="list-style-type: none"> • address underlying causes of biodiversity loss by mainstreaming biodiversity across government and society • reduce the direct pressures on biodiversity and promote sustainable use • Improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity 	SA Objective 9 includes biodiversity.
Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (2011)	https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services	LDD to protect habitats and facilitate and support enhancement of biodiversity.	National strategy for England's wildlife and ecosystem services. <ul style="list-style-type: none"> • Quality goals for priority habitat and Sites of Special Scientific Interest • Increase in priority habitats by at least 200,000ha • Restoration of 15% of degraded ecosystems – as a contribution to climate change mitigation and adaptation • Improvement in status of wildlife and prevention of further human-induced extinctions of known threatened species • More people engaged in biodiversity issues and taking positive action 	SA Objective 9 includes biodiversity.

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The Natural Choice: Securing the Value of Nature (2011)	http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf	LDD to protect habitats and facilitate and support enhancement of biodiversity.	The Natural Environment White Paper aims to move from net biodiversity loss to net gain by supporting healthy, well-functioning ecosystems and coherent ecological networks. Aims to produce a new Biodiversity Strategy for England (see above). Aims to establish Local Nature Partnerships, Nature Improvement Areas, and to take a “strategic approach to planning for nature within and across local areas, by guiding development to the best locations, encourage greener design and enable development to enhance natural networks”. The protection and improvement of the natural environment to remain a core objective of the planning system. Establishes biodiversity offsetting procedure.	SA Objective 9 aims to conserve and enhance biodiversity.
Safer Places, the Planning System and Crime Prevention (February 2004)	http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/safer-places.pdf	LDD 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	LDD 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.

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Manual for Streets, March 2007	http://www.manualforstreets.org.uk/	LDD 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 5 vitality of communities. SA Objective 11 sustainable design.
The Planning Response to Climate Change (2004)	http://www.communities.gov.uk/index.asp?id=1503781	LDD to facilitate meeting Climate Change objectives. See Climate Change Act and Working 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 11 includes addressing the causes and consequences of climate change.
The Water Resource Strategy for England and Wales (Environment Agency 2009).	http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/geho0309bpx-e-e.pdf	LDD 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 14 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).	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7780/150805.pdf	LDD to consider waste management, by considering how to help deliver SCC Waste Plan 2008	Guidance for waste planning authorities.	SA Objective 13 includes waste management.

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Employment Land Reviews (December 2004)	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7722/147540.pdf	LDD to be informed by Working 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		LDD 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/	LDD 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	LDD will conserve and enhance 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)	http://www.environment-agency.gov.uk/research/planning/148254.aspx	LDD to facilitate and support delivery of River Basin Management Plans.	Safeguard the sustainable use of water; protect and restore 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 14 includes protection of the water environment and sustainable management of water resources

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Flood and Water Management Act 2010	http://www.legislation.gov.uk/ukpga/2010/29/contents	LDD to meet the legal obligations of the Act	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 supply 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 14 includes protection of the water environment and sustainable management of water resources
Prosperity without Growth? - The transition to a sustainable economy	http://www.sdc-commission.org.uk/publications/downloads/prosperity_without_growth_report.pdf	LDD 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 16 and 17 reflect sustainable economic growth, including the provision for economic development, employment, sustainable design and patterns of settlements, transport and education and skills.
Delivering a Sustainable Transport System (2008)	http://www.dft.gov.uk/about/strategy/transportstrategy/dasts/	LDD 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 15 includes sustainable transport

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Regional				
The South East Plan (June 2009) NRM6	http://webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/gose/planning/regionalplanning/815640/	LDD to support the protection of Thames Basin Heath SPA	The South East Plan has been revoked except for Policy NRM6 which relates to new residential development close to the Thames Basin Heaths Special Protection Area.	SA objective 9 to conserve and enhance biodiversity, including those in designated landscapes.
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	LDD 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	Trees and Woodland are important elements of health and well being (SA Objective 2), biodiversity (SA Objective 9), and sustainable economic growth (SA Objective 17), although there is no specific reference to the issue in the SA Framework.

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South East Green Infrastructure (June 2009)	http://segip.org/wp-content/uploads/2010/01/SEGIFramework.finaljul09.pdf	LDD 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	http://cdn.environment-agency.gov.uk/geth1209bqyl-e-e.pdf	LDD to support and facilitate delivery of the objectives.	Outlines how flood risk will be managed in the Thames Region.	SA Objective 3 includes reducing the risk of flooding; SA Objective 14 includes protection of the water environment and sustainable management of water resources
Groundwater Protection: Policy and Practice (GP3)	http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/LIT_7660_9a3742.pdf	LDD 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 14 includes protection of the water environment and sustainable management of water resources

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By Design, Urban Design in the Planning System – towards better practice	http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/by-design-urban-design-in-the-planning-system.pdf	LDD 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 healthy and vibrant communities, SA Objective 2, although this subject is not specifically referenced in the SA Framework.
Unlocking the Potential of the Rural Urban Fringe (Countryside Agency/Groundwork)	http://www.test.glass-uk.org/images/stories/members/consult/papers/Urban%20fringe%20consultation_tcm2-16616.pdf	LDD 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 communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), 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/publications/power-of-place/	LDD 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	http://www.english-heritage.org.uk/caring/save-our-streets/	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/	LDD to support and facilitate delivery of Surrey LTP 3.	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 Objective 5 include saccessibility to key services; SA Objective 15 includes sustainable transport.
County				
Surrey Waste Plan 2008	http://www.surreycc.gov.uk/environment-housing-and-planning/minerals-and-waste-policies-and-plans/surrey-waste-plan/surrey-waste-plan-adopted-plan	The Surrey Waste Plan forms part of the Development Plan.	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 13 includes waste management.

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Surrey Rural Strategy 2010-2015	http://www.surreycc.gov.uk/data/assets/pdf_file/0014/173102/SRS-Main-doc_web.pdf	LDD 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 communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).
Surrey Local Transport Plan 3 (2011-2026)	http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3	LDD to be in conformity with LTP3.	<p>The Surrey Transport Plan identifies the transport needs of the county and ways to tackle transport problems.</p> <p>The main objectives are for</p> <ul style="list-style-type: none"> • Effective transport • Reliable transport • Safe transport • Sustainable transport 	SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport.

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Surrey Sports Strategy 2011-2015	www.surreycc.gov.uk	LDD 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.
Local Economic Partnership M3 (LEP)	http://www.enterprisem3.org.uk/	LDD to facilitate and support the LEP strategy	The Strategy for Growth sets out our strategy and action plan for driving prosperity in the Enterprise M3 area. The central objective of the Strategy is the growth of business but it is supported by investments in enterprise support, innovation capacity, skills development, infrastructure and place.	SA objective 17-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.
Surrey Biodiversity Action Plan (under review)	http://www.surreywildlifetrust.org/conservation/surrey_biodiversity_action_plan	Strategy and policies to support and facilitate the BAP.	Aim to 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 Objective 11 includes the Code for Sustainable Homes and BREEAM.
Surrey Supporting People Strategy	www.woking.gov.uk/wbc/strategies/surreysupportingpeople.pdf	LDD 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 Objective 5 includes accessibility to key services.

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Biodiversity and Planning in Surrey (May 2014)	http://www.surreywildlifetrust.org/	LDD to facilitate the protection and enhancement of biodiversity in Surrey. Provides up-to-date environmental characteristics to inform policy formulation.	In making planning decisions, protect internationally and nationally designated sites; legally protected species; valuable local sites and priority habitats and species ;and other areas of importance for biodiversity. Require biodiversity surveys/ecological surveys and reports in some circumstances. New developments should be designed to maintain a network of green infrastructure, and to deliver enhancements for biodiversity within and external to the development.	
Surrey Transport Plan :Parking Strategy (April 2011)	http://www.surreycc.gov.uk/_data/assets/pdf_file/0005/175982/15-STP-Parking-Strategy.pdf	LDD to facilitate and support delivery of the Strategy and to inform SPD.	Manage travel demand through integrated planning. The main objectives are: <ul style="list-style-type: none"> • Reduce congestion caused by parked vehicles • Manage on street parking space to make best use of the space available • Enforce parking regulations fairly and efficiently • Provide appropriate parking where needed 	SA Objective 15 includes sustainable transport.
Surrey Heath emerging LDDs	www.surreyheath.gov.uk	LDDs to be compatible with SHBC LDDs.	Development objectives for Surrey Heath.	SAR to consider significant issues emerging in SAR of Surrey Heath LDDs.
Elmbridge emerging LDDs	www.elmbridge.gov.uk	LDDs to be compatible with EBC LDDs.	Development objectives for Elmbridge.	SAR to consider significant issues emerging in SAR of Elmbridge LDDs.
Runnymede emerging LDDs	www.runnymede.gov.uk	LDDs to be compatible with RBC LDDs.	Development objectives for Runnymede.	SAR to consider significant issues emerging in SAR of Runnymede LDDs.

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Guildford emerging LDDs	www.guildford.gov.uk	LDDs to be compatible with SHBC LDDs	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	LDDs 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.
Surrey Adult Social Care Strategy and Service Delivery Plan 2012/13-2016/17	http://www.surreycc.gov.uk/social-care-and-health/adult-social-care/adult-social-care-strategies-policies-and-performance/adult-social-care-strategy-and-service-delivery-plan-2011-12-to-2014-15	LDDs to support delivery.	Improve services for Surrey's vulnerable adults	SA Objective 4 includes social inclusion.

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Surrey Cultural Strategy	http://www.surreycc.gov.uk/your-council/how-the-council-works/council-policies-and-strategies/surreys-culture-strategy-and-culture-forum	LDDs to support delivery.	Surrey's Culture Strategy aims for an active, creative and inclusive county. The aim is to bring culture to all the people in Surrey	SA Objective 2 includes health and well being; SA Objective 4 includes social inclusion; SA Objective 10 includes cultural assets; and SA Objective 16 learning.
Surrey School Organisation Plan 2012-2021	http://www.surreycc.gov.uk/learning/schools/education-consultations-and-plans/school-organisation-in-surrey-2012-2021	LDD to support delivery.	Forecasts the supply and demand for school places over	SA Objective 16 includes education.
Surrey Design Guide – A Strategic Guide for Quality Built Environments (2002)	http://www.surreycc.gov.uk/data/assets/pdf_file/0006/171888/Surrey-Design.pdf	LDD to support delivery. Separate SPD to provide further guidance on design.	Emphasises on good design as part of sustainable development, promoting good design through the development control process. <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 11 includes sustainable design. Good design is an element of healthy and vibrant communities, SA Objective 2 although this subject is not specifically referenced in the SA Framework.

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Travel plans good practice guide	http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/docidLookupFileResourcesByUNID/docidAFBDC76EEE949748025755B005CD22A?openDocument	LDD to be informed by Travel plan guidance	<p>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.</p>	<p>SA objectives 11 to minimise the adverse impacts of emissions from transport; and</p> <p>15 to improve public transport infrastructure and patronage. Reduce congestion</p> <p>by providing jobs/services close to where people live or where they can access them by public transport.</p>
Joint Carers Strategy	http://www.surreycc.gov.uk/social-care-and-health/information-for-carers/surrey-carers-charter-and-strategy	LDD to support improved access to care.	The document outlines how Surrey plans to develop and enhance services for carers	SA Objective 1 includes access to extra care housing; SA Objective 5 includes access to key services.

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Surrey Rail Strategy 2013 (Surrey County Council, Surrey Futures)	http://www.surreycc.gov.uk/environment-housing-and-planning/development-in-surrey/surrey-future/the-surrey-rail-strategy	LDD to support the delivery of the Rail Strategy.	<p>To ensure that the county has the rail infrastructure needed for sustainable economic growth and to identify proposals for improvements that partners in Surrey can plan and deliver.</p> <p>Potential schemes in Woking include Woking Flyover- as part of SW mainline strategy- long term scheme to allow for additional capacity potential.</p>	<p>SA objective 15 to improve public transport infrastructure and patronage. Reduce congestion</p> <p>by providing jobs/services close to where people live or where they can</p> <p>access them by public transport.</p>
TravelSMART in Surrey	http://www.woking.gov.uk/planning/policy/ldfresearch/travelmart	LDD to support the delivery of projects identified in the plan	<p>Travel SMART is a plan to boost Surrey's economy by improving sustainable transport, tackling congestion and reducing carbon emissions</p> <p>Three towns in Surrey have been identified as areas for improvements Guildford, Woking and Reigate and Banstead.</p> <p>In Woking the programme will build on the success of the existing cycling improvements, and improvements in Sheerwater.</p>	<p>SA objective 11 to minimise the adverse impacts of emissions from transport; and</p> <p>15to improve public transport infrastructure and patronage. Reduce congestion</p> <p>by providing jobs/services close to where people live or where they can</p> <p>access them by public transport.</p>

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking and Surrey Sustainable Community Strategy (2006 and 2010)	http://www.woking.gov.uk/community/strategy/commstrat	The LDD to facilitate and support delivery of the Sustainable Community Strategy for Woking.	<p>Through the Local Strategic Partnership (LSP), the Sustainable Community Strategy will build on the Surrey Sustainable Community Strategy and set out a future for the Borough based on the local community's aspirations and vision.</p> <p>Strategy is based on six themes</p> <ul style="list-style-type: none"> • 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 • Provide opportunities and encourage people to participate in learning throughout their lives so they progress and reach their full potential 	The SA Framework includes the themes

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Surrey Minerals Plan 2011 Core Strategy Development Plan Document	http://www.surreycc.gov.uk/_data/assets/pdf_file/0004/177259/Adopted-Core-Strategy-Development-Plan-Document.pdf	The LDD should support the delivery of the plan	The purpose of the minerals planning system is to provide a framework for meeting the need for minerals while being prudent in the use of natural resources and provides strategic policies and site specific proposals for the period to 2026.	Objective 12 of the SA Report deals with the efficient use of resources.
Surrey Minerals Plan 2011 Primary Aggregates Development Plan Document	http://www.surreycc.gov.uk/_data/assets/pdf_file/0006/177261/Adopted-Primary-Aggregates-Development-Plan-Document.pdf	The LDD should support the delivery of the plan	The document identifies the preferred areas for future primary aggregate extraction for the period 2009-2026.	Objective 12 of the SA Report deals with the efficient use of resources.
Sub-County/Cross-County Boundaries				

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Hills AONB Management Plan 2009-2014	http://www.surreyhills.org/surreyhills-board/surreyhills-management-plan/	LDD to facilitate and support delivery of the AONB Management Plan.	<p>The purpose of the AONB designation is to conserve the natural beauty of the landscape.</p> <p>Sets out a vision 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.</p>	SA Objectives 2 and 3 include health and well being; SA Objectives 4 and 5 communities, SA Objectives 5, 15, 16 and 17 access to services; SA Objective 17 sustainable economic development; SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments, cultural heritage and landscape; SA Objective 15 includes transport
River Wey Catchment Abstraction Licensing Strategy 2012	http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/LIT_3310_589f70.pdf	LDD 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.	SA Objective 3 includes reducing the risk of flooding; SA Objective 9 includes biodiversity; SA Objective 14 includes protection of the water environment and sustainable management of water resources.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Preliminary Flood Risk Assessment June 2011	http://www.surreycc.gov.uk/data/assets/pdf_file/0004/177430/PFRA.pdf	LDD to support the objectives to help Surrey County Council meet their duties to manage local flood risk	Assess past flooding through a data gathering and mapping exercise; identify and map possible future flooding sites; produce a PFRA report; identify future steps to be taken with respect to the future management of flooding.	SA Objective 3 includes reducing the risk of flooding – ensuring that new development does not increase local flood risk.
Surrey Local Flood Risk Management Strategy 2012-2016	http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/more-about-flooding/surrey-local-flood-risk-management-strategy	LDD to support the objectives to help Surrey County Council meet their duties to manage local flood risk	Objectives are: Make it easier for risk management authorities to work together; clarify the roles and responsibilities of all stakeholders; provide a clear overview of levels of flood risk throughout the county to enable wider understanding of those risks; consider flooding issues at a catchment level; reflect and action the concerns of residents and businesses; provide a robust approach to the prioritisation of spending on schemes intended to reduce flood risk; highlight how residents and businesses can help manage risk; develop an annual action plan of priority actions based on the principles set out within the strategy; ensure environmental consequences are taken into account in the design and implementation of any proposed flood risk management measures.	SA Objective 3 includes reducing the risk of flooding – ensuring that new development does not increase local flood risk.
Wey Catchment Implementation Plan April 2012	http://www.environment-agency.gov.uk/static/documents/Research/Wey_CIP.pdf	LDD to support the objectives to help Surrey County Council meet their duties to manage local flood risk	<ol style="list-style-type: none"> 1. Act as a tool to assist delivery of good ecological status and avoid deterioration 2. Provide a working document to engage partners to achieve actions to improve water environments 3. Classify status of water in the Wey catchment and set out ways to improve confidence in our data 	SA Objective 3 includes reducing the risk of flooding – ensuring that new development does not increase local flood risk. SA Objective 9 aims to conserve and enhance biodiversity. SA Objective 14 aims to maintain and improve water quality of the region's rivers.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey County Council Aggregates Recycling Joint Development Plan Document (2013)	http://www.surreycc.gov.uk/?a=520722	Identifies Martyrs Lane as suitable for aggregates and recycling and includes windfall policy to promote the development of aggregates recycling facilities on non-allocated sites.	To aid delivery on vision and aims for Surrey Minerals Plan Core Strategy DPD and Surrey Waste Plan 2008, regarding the development of waste management facilities and efficient exploitation of minerals. It sets out proposals with regard to the provision of aggregates recycling facilities across the country for the period to 2026.	SA Objective 13 aims to achieve sustainable management of waste and reduce its production.
Joint Municipal Waste Management Strategy 'A Plan for Waste Management' (2010)	http://www.surrey.wastepartnership.org.uk/download/JMWMS_final_consultation_draft.pdf	LDD to support objectives to manage resources efficiently to reduce/reuse amount of waste and materials produced.	Aims to use and manage resources efficiently so that by 2026: the amount of waste produced will continue to be reduced or reused; materials reused, recycled or composted will exceed 70%; the environment will be protected and enhanced for future generations.	SA Objective 13 aims to achieve sustainable management of waste and reduce its production.
Local				
Woking Core Strategy October 2012	http://www.woking2027.info/corestrategy/adoptedcorestrategy	The LDD to be in line with and expand on policies set out in the Core Strategy	The Core Strategy sets out strategic planning policies within the borough.	Various policies all incorporated into the SA Framework

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Sustainable Community Strategy for Woking Borough	http://www.woking.gov.uk/community/strategy	The LDD to facilitate and support delivery of the Sustainable Community Strategy for Woking.	Through the Local Strategic Partnership (LSP), the Sustainable Community Strategy builds on the Surrey Sustainable Community Strategy and set out a future for the Borough based on the local community's aspirations and vision.	The SA Framework includes the five themes.
Woking Borough Council Local Agenda 21	http://www.woking.gov.uk/environment/climate/canyo/la21	The LDD 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 Square Usage Policy 2003	http://www.woking.gov.uk/council/strategies/townsquareusage	LDD to incorporate objectives. Further guidance for a Town Centre will be contained in Design SPD.	Describes the role and function of the Town Square and the objectives for its use together with the expected codes of conduct. The LDD can play a role in delivering the objective of seeking to improve the character and image of the area through development management policies.	SA Objective 5 includes vibrant communities with good access to key services; SA Objective 10 includes enhancement of the built and natural environment.

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Outlook, Amenities, Privacy and Daylight Supplementary Planning Document 2008 (SPD)	http://www.woking.gov.uk/planning/policy/ldf/outlookandprivacy	LDD 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.	The SA Framework includes amenity issues.
Sustainability Checklist and Annual Sustainability Report	http://www.woking.gov.uk/planning/envhealthservice/control/airquality	LDD 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)
Woking Air Quality Assessment	http://www.woking.gov.uk/planning/envhealthservice/control/airquality	LDD to help improve air quality in the borough	Assesses air pollutants levels within the borough.	SA objective 2 to improve the health and wellbeing of the community; 7 to ensure that air quality continues to be improved; 11 to reduce the causes of climate change and prepare for its impact;

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Borough Council Housing Strategy 2011-2016	http://www.woking.gov.uk/housing/policies/strategies/hstrategy11-16/housingstrategy2011-2016pdf	The LDD to support the provision of quality housing for all.	<p>Borough residents to have access to a decent home suitable for their needs at a price they can afford within a sustainable community. The strategy outlines the Council's plans and priorities over the next five years, and focuses on delivering four key housing objectives in the Borough:</p> <ul style="list-style-type: none"> • providing well-designed, quality homes that are affordable and suit people's needs; • preventing homelessness and providing help to people in housing need; • helping people to achieve independence and choice; • making better use of all existing housing 	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/privatesector/renewal	The LDD 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 Empty Homes Strategy 2007	http://www.woking.gov.uk/council/strategies/emptyhomes/mestrat	The LDD 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.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Borough Council Cultural Strategy 2004 and Action Plan 2004	http://www.woking.gov.uk/leisuretourism/strategies/culturalstrategy	Offers direction for the LDD 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 5 includes vibrant communities with good access to key services; SA Objective 10 includes enhancing cultural assets, enhancing social inclusion; SA Objective 16 includes education, skills and economic vitality.
Woking Borough Council Community Safety Strategy 2005 to 2008	http://www.woking.gov.uk/council/safety	Offers direction for the LDD in terms of policies and criteria to deliver safe communities. 'Secured by Design' principles will be promoted	The Strategy seeks to reduce crime and provide people with a sense of safety and reassurance. 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.

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Safer Woking Partnership - Partnership Plan 2013-2016	http://www.woking.gov.uk/community/safety/priorities/SWP_Partnership_Plan_2013-16	Offers direction for the LDD in terms of policies and criteria to deliver safe communities.	The Safer Woking Partnership has the following aims: Promote crime prevention to maintain the low levels of crime and disorder. Promoting reassurance - to involve the public and work with all communities to reduce the fear of crime and provide people with a sense of safety and reassurance.	SA Objective 4 includes safe communities.
Climate Change Strategy for Woking	http://www.woking.gov.uk/environment/climate/GreenInitiatives/climatechangestrategy/climatechange	LDD 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 11 includes addressing the causes and consequences of climate change.
Climate Neutral Development Good Practice Guide 2004	http://www.woking.gov.uk/environment/climatechangestrategy	LDD 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.
Woking Borough Council Waste Management Strategy 2002	http://www.woking.gov.uk/council/strategies/wastemngstrategy	LDD 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 13 includes waste management.

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Contaminated Land Inspection Strategy, 2001	http://www.woking.gov.uk/council/enhhealthservice/control/contam	LDD 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 8 includes contaminated land.
Countryside Strategy (1998)	http://www.woking.gov.uk/wbc/strategies	LDD 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 communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).
Race Equalities Scheme	http://www.woking.gov.uk/community/eds/eqdiv/race/esf	LDD 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; 16 seeks education for all.
Being Equal Statement	http://www.woking.gov.uk/community/eds/eqdiv/bevd	LDD 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; 16 seeks education for all.

Other Plan/ Programme	Source	Relationship to LDD	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 LDD 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; 16 seeks education for all.
Communications Strategy 2004 (Principles of Consultation)	http://www.woking.gov.uk/council/holding/stockoptions/communications	LDD 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 2011 (SCI)	http://www.woking.gov.uk/planning/policy/ldf/sci/sciadopted	LDD 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/council/strategies/parkingmanagementplan05	The LDD 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 15 includes sustainable transport.

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Parking Standards Supplementary Planning Document 2006 (SPD)	http://www.woking.gov.uk/council/planning/ldf/corestrategy/parking	The LDD 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 15 includes sustainable transport.
Public Art Strategy 2007	http://www.woking.gov.uk/planning/policy/ldfresearch/pas	Offers direction for the LDD 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 10 includes enhancement of cultural assets.
Green Spaces Development Plan and Action Plan	http://www.woking.gov.uk/planning/policy/ldfresearch/gsdp	Offers direction for the LDD 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 Objectives 2 and 5 include access to leisure and open space.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Character Study 2010	http://www.woking.gov.uk/planning/policy/ldfresearch/carcstu	The LDD to be informed by this study and consider the special character of the borough's built up areas	The Character Study contains an overview of Woking Borough, and identifies 30 different character Areas across the Borough.	SA objectives 2 and 5 seek to create and sustain healthy communities; 10 to protect/enhance historical environment and cultural assets;
Strategic Flood Risk Assessment 2009	http://www.woking.gov.uk/planning/policy/ldfresearch/sfra	The LDD to be informed by the findings in the assessment.	The objective is to ensure sequential allocation of land that reduces the exposure of new development to flooding and reduce the reliance on long-term maintenance of built flood defences. Within areas at risk from flooding, it is expected that development proposals will contribute to a reduction in the magnitude of the flood risk.	SA objective 3 to reduce the risk of flooding;
Habitats Regulation Assessment (of Core Strategy/Development Delivery DPD)	http://www.woking.gov.uk/planning/policy/ldfresearch/hra	The LDD to comply with Habitats regulation.	The Habitat Regulations requires local authorities to undertake an assessment of land use plans to ensure the protection of the integrity of sites designated as Special Protection Areas (SPA) and Special Areas of Conservation (SAC). The Thames Basin Heaths Special Protection Area is located within the borough	SA objective 9 to conserve and enhance biodiversity; 10 to protect/enhance the natural, environment and landscape
Employment Land Review 2010	http://www.woking.gov.uk/planning/policy/ldfresearch/emprese	The LDD to be informed by this study and consider future employment needs.	The study assesses the existing and potential employment floorspace for the borough.	SA objective 16 to maintain high levels of employment, 17 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.

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Town, District and Local Centres Study 2009.	http://www.woking.gov.uk/planning/policy/ldfresearch/tclcstudy	The LDD to be informed by the findings of the study	The study assesses existing and future potential retail floorspace for the borough's Town, District and Local Centres.	SA objective 16 to maintain high levels of employment, 17 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.
Annual Monitoring Report 2012-2013	http://www.woking.gov.uk/planning/policy/ldf/amr	The LDD to be informed by the report	Monitors the progress made on the preparation and implementation of the Local Development Documents	The data was used to inform the revised SA Scoping Report.
Economic Development Strategy 2012-2017	http://www.woking.gov.uk/council/strategies/ecdevstrategy	The LDD to support the delivery of the objectives in the strategy.	The Strategy sets out Woking's vision as Surrey's economic hub. The key priorities are: <ul style="list-style-type: none"> • improving the attractiveness and ambience of Woking Town Centre • business engagement and retention • attracting inward investment • helping to remove barriers to economic growth 	SA objective 16 to maintain high levels of employment, 17 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.
Housing Land Supply Position Statement 2013	http://www.woking.gov.uk/planning/policy/ldfresearch/hlsps/hlsps2013	The LDD to support meeting the housing needs of people in the borough	The statement sets out the housing land supply position for Woking Borough for the five-year period 2013/14 – 2017/18. It also provides information on the Borough's land supply for Gypsy and Traveller, and Travelling Showpeople, communities	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Strategic Housing Market Assessment 2009	http://www.woking.gov.uk/planning/policy/ldfresearch/shma	The LDD to be informed by assessment.	The assessment provides a snapshot of the profile of local household market and identifies the potential tenure of new homes required to meet both the need for affordable housing and the demand for market housing.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.
Strategic Housing Land Availability Assessment 2009,2010,2011	http://www.woking.gov.uk/planning/policy/ldfresearch/hlaa	The LDD to be informed by the assessment	The study identifies specific deliverable and developable sites, to demonstrate how the level of housing supply set out in the adopted Core Strategy is to be achieved.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.
Gypsy and Traveller Accommodation Assessment 2007, 2013	http://www.woking.gov.uk/planning/policy/ldfresearch/taa	The LDD to be informed by the assessment	This includes provision of sufficient suitable sites for Gypsies, Travellers and Travelling Showpeople.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.
Economic Viability Assessment 2010	http://www.woking.gov.uk/planning/policy/ldfresearch/taa	The LDD to be informed by the assessment	The assessment provides detailed information about the viability of affordable housing.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Infrastructure Delivery Plan 2011	http://www.woking.gov.uk/planning/policy/ldfresearch/infrastructure	The LDD to be informed by the plan	The plan provides information on the likely impact of the growth identified in the Core Strategy and sets out the mechanisms to ensure that additional infrastructure necessary to support the growth.	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7,; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Infrastructure Delivery Requirements Schedule 2012	http://www.woking.gov.uk/planning/policy/ldfresearch/infrastructure/infra sched	The LDD to be informed by the schedule	The schedule supplements the IDP, and categorises infrastructure items in order of priority	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7,; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Social and community facilities audit	http://www.woking.gov.uk/planning/policy/ldfresearch/commfac	The LDD to be informed by the audit by considering information in the IDP	The Audit presents comprehensive information about the provision of community facilities in Woking Borough	SA objective 2 improves the health and wellbeing of the community; 5 to improve access to services and facilities; 15 to provide jobs/services close to where people live or where they can access them by public transport
Community Infrastructure Levy (submission)	http://www.woking.gov.uk/planning/policy/ldf/cil	Payments received from the charges will help to deliver sustainable growth though adequate provision of infrastructure in the borough	<p>The CIL is a levy charged per square metre net additional increase of floorspace on most buildings that people normally use.</p> <p>The levy's rates are based on evidence of the infrastructure needed in the borough, where viability has been assessed.</p>	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7,; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Transport Assessment 2010 (produced by Surrey County Council)	http://www.woking.gov.uk/planning/policy/ldfresearch/Woktranspassess	The LDD to be informed by the assessment	A Transport Assessment for Woking was undertaken to consider the impacts of future development in the borough.	SA objective 11 to minimise the adverse impacts of emissions from transport; and 15 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.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Transport and Accessibility Topic Paper 2011 (Woking Borough Council)	http://www.woking.gov.uk/planning/policy/ldfresearch/taatp	The LDD to be informed by the paper	The paper sets out the contextual framework for the Borough in relation to transport and accessibility issues, and seeks to aid understanding of the key transport and accessibility issues and challenges which will need to be addressed through the LDD.	SA objective 11 to minimise the adverse impacts of emissions from transport; and 15 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.
Cumulative Assessment of Future Development Impacts on the Highway Network (produced by Surrey County Council)	http://www.woking.gov.uk/planning/policy/ldfresearch/sqip2	The LDD to be informed by the study	The study considers the cumulative impacts of all known future development within Surrey, as well as large developments located externally to the County, with respect to highway capacity. It acts as a starting point for identifying locations which may either require additional infrastructure provision for transport services or further study to identify appropriate mitigation measures.	SA objective 11 to minimise the adverse impacts of emissions from transport; and 15 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.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Population Topic Paper	http://www.woking.gov.uk/planning/policy/ldfresearch/Poptp	The LDD to be informed by the paper by considering information in the IDP	This paper outlines the current Borough population profile, household structure, employment population and school numbers and examines how they are projected to change between now and 2027.	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7,; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Equalities Impact Assessment 2011	http://www.woking.gov.uk/planning/policy/ldfresearch/wokinggovukplanningeia	Supplements the LDD	The Equalities Impact Assessment sets out how any community groups may be affected by the Core Strategy for Woking Borough	SA objective 4 to encourage reduction in social exclusion.
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015	http://www.woking.gov.uk/planning/policy/ldf/tbhspa/spastrategy2010	The LDD will be informed by the strategy	Provides guidance for the mitigation of the impacts of residential development on the Thames Basin Heaths SPA.	SA objective 1 to provide sufficient housing to meet the needs of sections of the community in a sustainable manner and 9. to conserve and enhance biodiversity.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Green Spaces Development Plan, Pitch Strategy, Play Strategy	http://www.woking.gov.uk/planning/policy/ldfresearch/gsdp , http://www.woking.gov.uk/planning/policy/ldfresearch/p-smay2006 , http://www.woking.gov.uk/community/children/child/playdev/playstratap , http://www.woking.gov.uk/planning/policy/ldfresearch/pas	The LDD will be informed by the strategies.	<p>Offers direction for LDDs in terms of policies and criteria to protect existing and deliver new green spaces to meet existing and future demand for sports</p> <p>Strategy, policy and allocations to facilitate protection and provision of leisure and recreation facilities.</p> <p>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.</p>	SA Objective 2 includes access to leisure and open space

APPENDIX 2: SCHEDULE OF BASELINE INFORMATION ON WOKING BOROUGH

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price					
(a) Housing completions compared to Woking Core Strategy (2012)	2006-07: 431 2007-08: 295 2008-09: 362 2009-10: 263 2010-11: 146 2011-12: 175 2012-13: 273 2013-14: 370 2014-15: 66		292 dwellings per annum; 4,964 dwellings from 2010 – 2027	Reduced returns in last three years due to economic downturn. Housing completions are now close to pre-2010 levels – they are starting to increase at a steady rate. Upward trend is expected to continue. According to the Five Year Housing Land Supply (April 2013), the Borough has total housing land supply to enable delivery of 1772 net additional dwellings to 2017/18 – a surplus of 162 net additional dwellings against the requirement over that period and an overall supply of between 5.5 and 6.1 years. For medium-longterm, further sites will need to be identified e.g. in Green Belt.	WBC Planning Services Target: Woking Core Strategy (2012) Policy CS10 NB. South East Plan abolished March 2013

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Affordable housing provision	2006-07: 39 (9%) 2007-08: 29 (10%) 2008-09: 45 (12%) 2009-10: 21 (8%) 2010-11: 35 (24%) 2011-12: 22 (13%) 2012-13: 16 (6%)		Overall target is 35% of all new homes from 2010 to 2027	Decreasing trend. 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. An Affordable Housing SPD is being prepared which will help secure a range of affordable housing over the plan period.	WBC Housing and Planning Services Target: Woking Core Strategy (2012) Policy CS12
(c) Number of households on the housing register	2006: 2,203 2007: 3244 2008: 3005 2009: 2041 2010: 2138 2011: 2337 2012: 2095 No. on register requiring sheltered or supported housing 2012: 125		The data provides an indication of unmet demand for housing. There is no specific target. See 'Affordable housing provision' targets above.	Number of housing applications had fallen from the 2007 peak as the re-registration process has been through several complete cycles. The economic downturn saw a steady increase in the number of households on the register, but 2012 saw a small decline. Demand for housing on the register vastly outweighs supply. Off the 2095 on the Housing Register, 125 require sheltered or supported housing. More details are in Woking Housing Strategy 2011-2016.	WBC Housing Services Target: The Woking Housing Strategy 2011-2016 seeks provide affordable homes and reduce homelessness, but there are no specific targets.

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source										
(d) Number of unfit homes	<p>Social rented stock</p> <p>2010: 2% fail to meet Decent Homes Standard. Domestic boilers are main reason for failing.</p> <p>Private housing</p> <p>2009: 25% fails to meet Decent Homes Standard.</p> <p>Private rented sector</p> <p>2009: 32.7% fails to meet Decent Homes Standard.</p> <p>Homelessness</p> <p>2012-13: 2 'rough sleepers'</p>	National average for social housing 14.5% (April 2009)	Gain Decent Homes Standard for all social housing; Improve property condition and management standards in private rented sector and HMOs; Increase private sector properties meeting Decent Homes Standard; Reduce Empty Homes and Under-occupation	<p>Surveys show that there is a need to improve housing conditions across all tenures in the Borough.</p> <p>There are 741 Houses in Multiple Occupation (HMO) dwellings in Woking, over 50% of which are older dwellings. Around a fifth are categorised as 'inadequately or poorly managed' and a third have no fire detection system at all.</p> <p>Levels of homelessness remain consistently low in Woking for the fourth consecutive year.</p>	<p>Private Sector Housing Stock Survey 2009</p> <p>Woking Housing Strategy 2011-2016</p> <p>Green Book, WBC</p> <p>Target: Woking Housing Strategy 2011-2016</p>										
(e) Proportion of new dwellings by size and type	<table border="1"> <thead> <tr> <th>Yr</th> <th>1bd</th> <th>2bd</th> <th>3bd</th> <th>4+</th> </tr> </thead> <tbody> <tr> <td>10-11</td> <td>6.2 %</td> <td>42.2%</td> <td>29.8%</td> <td>21.7%</td> </tr> </tbody> </table>	Yr	1bd	2bd	3bd	4+	10-11	6.2 %	42.2%	29.8%	21.7%		Dwelling sizes to reflect local need and demand:	The SHMA (2009) identifies a need and demand for 2 and 3 bedroom properties. From the latest number of completed dwellings for the borough, a	<p>WBC Housing Services</p> <p>Woking Strategic</p>
Yr	1bd	2bd	3bd	4+											
10-11	6.2 %	42.2%	29.8%	21.7%											

SA Indicators	Woking Quantified Data					Comparator	Targets	Trends/Issues/Constraints	Source
	11-12	58.5%	18.1%	10.1%	13.3%		19% 1 bed 28% 2 bed 39% 3 bed 14% 4+ bed	large proportion (86.5%) of the new homes can be defined as family accommodation (2+ bed units). This is expected to continue and increase over the life of the Core Strategy due to some large-scale developments coming forward.	Housing Market Assessment 2009 Target: Woking Core Strategy (2012) Policy CS11
(f) Average house price	Average house prices in Woking: 2010: £343,083 2011: £337,805 2012: £357,859 2013: £343,695					Surrey: 2010: £395,543 2011: £394,155 2012: £383,270 2013: £403,481	The data provides an indication of affordability but there is no specific target.	Housing remains very expensive in Woking and prices have bounced back from the economic downturn. In Nov2013 the average house price in Woking was £343,695, down 2.9% from the same time last year. Despite the high prices, Woking remains the second most affordable borough in Surrey.	WBC, Land Registry, SHMA (2009), DCLG Housing Market Data via surreyi.gov.uk (accessed 2013).

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(g) Average market rent (median)	<p>Suggested new indicator:</p> <p>December 2013:</p> <p>1 bed: £823 pcm</p> <p>2 bed: £1,100 pcm</p> <p>3 bed: £1,385 pcm</p> <p>4 bed: £2,225 pcm</p>	<p>Guildford Dec 2013:</p> <p>1 bed: £850 pcm</p> <p>2 bed: £1,200 pcm</p> <p>3 bed: £1,352 pcm</p> <p>4 bed: £1,680 pcm</p>	No target.	An increasing trend. As of March 2012, Woking featured in the five markets with the highest rental value across the 30 largest rental markets outside of London. A median average, rather than a mean average has been taken because there is a large range of asking rents on the private market, depending on location and property type.	Median market rents taken from www.home.co.uk ; report from Savills (March 2012) available at: http://www.savills.co.uk/research_articles/141285/141120-0 (accessed Jan14)
(h) Provision of accommodation for gypsies, travellers and travelling showpeople	<p>Current pitch provision</p> <p>34 pitches across Woking (2 temporary)</p> <p>No pitches for Travelling Showpeople</p> <p>Core Strategy projection</p> <p>Additional 10 pitches needed between 2006 and 2016</p>		<p>Interim targets (to be finalised):</p> <p>24 pitches between 2012 and 2027. A further 9 pitches between 2027 and 2040.</p>	Evidence of need has been collated in the draft Gypsy and Traveller Accommodation Assessment (2012). More pitches will be required due to overcrowding, household formation, and unsuitable accommodation. The Council is confident that the national requirement to identify a five year rolling supply of Traveller sites will be met.	<p>Woking Core Strategy (2012)</p> <p>Draft Gypsy and Traveller Accommodation Assessment (2012)</p> <p>Target: Woking Core Strategy (2012) Policy CS14, Draft Gypsy and Traveller Accommodation Assessment (2012)</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
i) 5-year housing land supply	<p>Suggested new indicator.</p> <p>At 1 April 2013: the Borough has a total housing land supply to enable the delivery of 1,772 net additional dwellings. This represents a surplus of 162 net additional dwellings against the requirement, and an overall supply of 6.1 years.</p>		Core Strategy requirement (including 5% buffer) of 1,610 net additional dwellings between 2013/14-2017/18.	The Borough has a sufficient 5-year housing land supply.	<p>Five Year Housing Land Supply Position Statement, 2013</p> <p>Target: Woking Core Strategy (2012)</p>
(j) No. specialist units delivered for older people	<p>Suggested new indicator.</p> <p>2012-13:</p> <p>46 net additional private sheltered dwellings</p>		No specific target.	Trends to be determined in future Annual Monitoring Reports post Core Strategy adoption.	WBC Planning Services
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Proportion of people who describe their health as good	% of population who describe their health as good 2001: 74.4% 2011: 86.3%	South East: 2001: 71.5%; 2011: 83.6% England: 2001: 68.8% 2011: 81.4%	No specific target.	The proportion of people describing their health as good has increased since 2001. Census data indicates that Woking performs well compared to both regional and national figures.	National Statistics, Census 2001 and 2011
(b) Proportion of people who describe their health as not good	2001: 5.9% 2011: 3.4%	South East: 2001: 7.1% 2011: 4.4% England: 2001: 9.0% 2011: 5.5%	No specific target.	The proportion of people describing their health as not good has decreased since 2001. Census data indicates that Woking performs well compared to both regional and national figures.	National Statistics, Census 2001 and 2011

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Proportion of people with a limiting long-term illness	2001: 13% 2011: 13%	South East: 2001: 15.5% England: 17.9% 2011: South East: 15.7% England: 17.6%	No specific target.	The proportion of people with a limiting long-term illness has remained constant. Census data indicates that Woking performs well compared to both regional and national figures.	National Statistics, Census 2001 and 2011

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Life expectancy	2001: Males: 77.7 Females: 82.1 2011: Males: 79.3 (+1.6) Females: 84.0 (+1.9)	South East: 2001: M: 77.2, F: 81.5 2011: M: 79.4, F: 83.3 England: 2001: M: 75.9, F: 80.6 2011: M: 78.3, F: 82.3	No specific target.	Increasing life expectancy. Census data indicates that Woking Borough is a relatively healthy place to live. Woking has similar life expectancy to regional performance, and slightly better than national performance.	National Statistics, Census 2001 and 2011

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Death rates from circulatory disease, cancer and stroke (direct standardised mortality rate per 100,000 population)	<p>Suggested new indicator:</p> <p>2008-2010</p> <p>Heart disease: 66.2 (-6.50% from 2007-09)</p> <p>Cancer: 174.5 (+0.75% from 2007-09)</p> <p>Stroke: 46.4 (-7.39% from 2007-09)</p>	<p>2008-2010</p> <p>England:</p> <p>Heart disease: 79.1</p> <p>Cancer: 170</p> <p>Stroke: 43</p> <p>South East:</p> <p>Heart disease: 67.7</p> <p>Cancer: 160</p> <p>Stroke: 39.5</p>	No specific target	Mortality from heart disease and stroke decreasing. Mortality from cancer unchanged.	<p>Surrey-i</p> <p>http://www.surreyi.gov.uk/ (accessed Jan14)</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(f) Number of persons participating in health and exercise activities at Woking's Centres for the Community	Health: 2009-10: 13,358 2010-11: 14,020 2011-12: 14,663 2012-13: 20,636 Exercise: 2009-10: 11,367 2010-11: 12,851 2011-12: 13,717 2012-13: 21,964		To maintain /increase no. of people participating in health, exercise and social activities at Woking's Centres for the Community.	Participation in both health and exercise activities have significantly increased in recent years. This is substitute data for a previous indicator measuring number of people using sports/leisure facilities, local parks and open spaces, for which no up-to-date information is available.	Woking Service and Performance Plan 2013-14 Target: Woking Service and Performance Plan 2013-14

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(g) Child Wellbeing Index	2009: 72.34	Surrey: 71.79 Waverley: 50.77 Surrey Heath: 55.68 Elmbridge: 56.89 Guildford: 83.09 Spelthorne: 101.20	No specific target.	A low 'score' is good. Trends cannot be determined as the first available data is from 2009. Data shows that children in Woking are well-off compared with some neighbouring boroughs, but there is room for improvement.	DCLG data, available at Surrey-i: http://www.surreyi.gov.uk/ViewPage1.aspx?C=Resource&ResourceID=766
3. Reduce vulnerability to flooding and harm from flooding on 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.		The NPPF requires a sequential and exceptions test to be satisfied before development can be permitted in Flood Zone 3.	Compliance with regulations.	WBC

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of properties at risk from flooding	<p>Suggested new indicator.</p> <p>No. of completed dwellings in:</p> <p>2012-13:</p> <p>Flood Zone 2: 58</p> <p>Flood Zone 3a: 0</p> <p>Flood Zone 3b: 0</p>		<p>Development in Flood Zone 1;</p> <p>Applications in Flood Zone 2 permitted if demonstrated there are no suitable alternatives in areas at lower risk.</p>	<p>Trends will be monitored over future years.</p>	<p>WBC Planning Services</p> <p>Target: Woking Core Strategy (2012) Policy CS9</p>
<p>4. Reduce poverty, crime and social exclusion</p>					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Average score for Indices of Multiple Deprivation	<p>2010: 9.93</p> <p>Rank of average (1-354): 289</p> <p>Maximum score: 41.22 (highest score in England 87.80)</p>	<p>Elmbridge: 7.24 (rank 320, max 27.85))</p> <p>Guildford: 9.15 (rank 300, max 30.41)</p> <p>Waverley: 7.14 (rank 321, max 29.13)</p> <p>Spelthorne: 11.20 (rank 260, max 30.36)</p>		The higher the IMD score, the more deprived an area. Woking Borough has a higher score than surrounding boroughs. It also has a high maximum score (see indicator 4(b)).	
(b) Number of areas within Woking that are in the top 20% deprived areas nationally	<p>2007: 321st / 354</p> <p>2010: 289th / 354</p> <p>(The lower the rank, the more deprived the area)</p> <p>Isolated areas of income and health deprivation exist. See column 5 for more details</p>	<p>2010:</p> <p>Waverley 321st</p> <p>Surrey Heath 324th</p> <p>Guildford 300th</p>	No target, but a useful measure of success in supporting social inclusion and improved health as per NPPF	Pockets of deprivation in Surrey include Maybury and Sheerwater – the most deprived LSOA ranked 4,197 th out of 32,482. The Borough is ranked as more deprived in 2010 than in 2007.	CLG 2007 and 2010 Indices of Deprivation

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) People claiming Job Seekers Allowance	<p>Suggested new indicator</p> <p>Mar2010: 1433 (2.2%)</p> <p>Mar2011: 1237 (1.9%)</p> <p>Mar2012: 1137 (1.8%)</p> <p>Mar2013: 1044 (1.6%)</p> <p>Mar2014: 739 (1.2%)</p> <p>By Ward (Mar2014):</p> <p>Maybury & Sheerwater: 2.4%</p> <p>Old Woking: 1.8%</p> <p>Kingfield and Westfield: 1.7%</p>	<p>South East (Mar2014): 1.8%</p> <p>Great Britain (Mar2014): 2.9%</p>		Decreasing number of claimants since March 2010. Woking is performing better than average national performance, but at a county level the proportion of adults on key out of work benefits is high – particularly when calculated at ward level.	NOMIS, accessed April 2014 at: http://www.nomisweb.co.uk/reports/lmp/la/1946157338/subreports/js_a_time_series/report.aspx?

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Number of recorded offences per 1000 people	<p>March 2013:</p> <p>Robbery: 0.26</p> <p>Domestic burglary: 3.04 (-38.5% from 2012)</p> <p>Vehicle crime: 3.22 (-34.6% from 2012)</p> <p>Violence with injury: 3.54</p> <p>Violence without injury: 8.77</p> <p>Criminal damage: 8.38</p> <p>Drug offences: 3.43</p> <p>Fraud and forgery: 1.93</p> <p>Non-domestic burglary: 3.07</p> <p>Theft (other than vehicle): 13.39</p> <p>Vehicle interference: 0.43</p> <p>Other: 1.25</p> <p>Total: 51.22 (-27% from 2012)</p>			<p>Crime has fallen by 27% since March 2012. The main areas in crime reduction include domestic burglary and vehicle crime. However, there have been increases in the number of robberies and vehicle interference.</p>	<p>Data accessed via Surrey at: http://www.surreyi.gov.uk/search.aspx?txtQuery=crime</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Percentage of people who believe the police and local council are dealing with anti-social behaviour and crime	<p>Suggested new indicator</p> <p>2012/13 (compared to 2011/12):</p> <p>Strongly agree: 10.8% (-6.09%)</p> <p>Agree: 49.9% (+7.54%)</p> <p>Neither: 8.5% (-22.73%)</p> <p>Disagree: 6% (-23.08%)</p> <p>Strongly disagree: 3.2% (+14.29%)</p> <p>Don't know: 21.7% (+5.85%)</p>	<p>Surrey:</p> <p>Strongly agree: 11.5%</p> <p>Agree: 48.2%</p> <p>Neither: 9%</p> <p>Disagree: 6.2%</p> <p>Strongly disagree: 2.5%</p> <p>Don't know: 22.6%</p>	Maintain the low level of crime and disorder	Tendency to agree that the council are dealing with anti-social behaviour and crime. An overall increase in agreement in the past year. Similar rates to county level responses.	<p>Surrey Residents' Survey available from Surrey-I at:</p> <p>http://www.surreyi.gov.uk/Viewdata.aspx?P=Data&referer=%2fBuildDataView.aspx%3fDataSetID%3d1164%26VariableID%3d3883</p> <p>Target: Service and Performance Plan 2013-14</p>
5. Improve accessibility to all services and facilities					
(a) Ranking in Indices of Multiple Deprivation using the Geographical sub domain (road access to GP, supermarket/ convenience store, primary school and post office?)	<p>Suggested new indicator.</p> <p>2010: WBC ranked average of 13,128</p> <p>(where 1 is the most deprived)</p>	<p>Out of 32,482 LSOAs (1st being the least accessible)</p> <p>Elmbridge: 12,855</p>	Improve accessibility to facilities and services	Trends to be determined. Data not available by local authority. Rank of all WBC LSOAs totalled (800,800) and divided by number of WBC LSOAs. (61)	<p>IMD 2010</p> <p>http://www.communities.gov.uk/publications/corporate/statistics/indices</p> <p>2010</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source																																
(b) No. new developments located within 30 mins travel by public transport to local services	<p>Suggested new indicator.</p> <p>2012-13 (%):</p> <table border="1" data-bbox="450 437 808 1264"> <thead> <tr> <th></th> <th>10/11</th> <th>11/12</th> <th>12/13</th> </tr> </thead> <tbody> <tr> <td>GP</td> <td>98.8</td> <td>100</td> <td>100</td> </tr> <tr> <td>Hosp</td> <td>68.1</td> <td>96.2</td> <td>95.6</td> </tr> <tr> <td>P.School</td> <td>100</td> <td>100</td> <td>100</td> </tr> <tr> <td>S.School</td> <td>60</td> <td>94.1</td> <td>96</td> </tr> <tr> <td>Emp. Area</td> <td>82.8</td> <td>99.5</td> <td>100</td> </tr> <tr> <td>Retail Centre (WTC)</td> <td>98.2</td> <td>99.9</td> <td>100</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		10/11	11/12	12/13	GP	98.8	100	100	Hosp	68.1	96.2	95.6	P.School	100	100	100	S.School	60	94.1	96	Emp. Area	82.8	99.5	100	Retail Centre (WTC)	98.2	99.9	100						Improve accessibility to facilities and services	Increasing accessibility over the last three years. See 'Characteristics of the Borough' for detailed breakdown.	<p>WBC Planning Services</p> <p>Target: Woking Core Strategy (2012) Policy CS18</p>
	10/11	11/12	12/13																																		
GP	98.8	100	100																																		
Hosp	68.1	96.2	95.6																																		
P.School	100	100	100																																		
S.School	60	94.1	96																																		
Emp. Area	82.8	99.5	100																																		
Retail Centre (WTC)	98.2	99.9	100																																		
6. Make the best use of previously developed land and existing buildings																																					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Proportion of new dwellings built on previously developed land	2006-07: 98.4% 2007-08: 100% 2008-09: 100% 2009-10: 100% 2010-11: 100% 2011-12: 99.5% 2012-13: 98.2%		Between 2010 and 2027 70% of new residential development will be on previously developed land.	The target is being met and exceeded.	Planning Services, WBC Target: Woking Core Strategy (2012) Policy CS10
(b) Proportion of new business floorspace built on previously developed land	During the 2012-13 monitoring period all new business floorspace was built on previously developed land.		No specific target but it is an objective of the Core Strategy to direct this development to the Centres and employment areas. Para3.7 sets out that the Strategy seeks to maximise the efficient use of land by concentrating new development on previously developed land.	Objectives are being met.	WBC Target: Woking Core Strategy

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Amount of derelict land	2013: 4.95ha		No specific target.	As of 2013 there is 4.95ha of derelict land in Woking (Camphill Tip and 141-143 Goldsworth Road).	WBC
(d) Housing densities in the urban area	2010-11: 26.3dph 2011-12: 38.8dph 2012-13: 74.6dph		A mix of dwelling types and sizes to address nature of local need, and depending on character and density of surrounding area	Average housing density for completed dwellings has risen significantly in recent years. One of the main contributors to this increase was the development of high-rise flats in Woking Town Centre. This has been identified as the most sustainable location for high density developments as it provides best access to key services and facilities.	WBC Target: Woking Core Strategy (2012) Policy CS11
7. Minimise air, light and noise pollution					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Number of days when air pollution is moderate or high	<p>Data is not comprehensive across the Borough.</p> <p>Suggested substitute data:</p> <p>Number and extent of Air Quality Management Areas (AQMA):</p> <p>1 AQMA on Anchor Hill, Knaphill</p> <p>1 air quality "hot spot" at Constitution Hill area</p>		<p>Air quality objectives in the Air Quality (England) Regulations 2000 and 2002.</p> <p>Objective 7 of the Core Strategy includes improving air quality.</p>	<p>Air quality in Woking Borough is generally good and in the main meets health based standards set by the Government.</p> <p>An Air Quality Management Area (AQMA) has been established in Woking on Anchor Hill, Knaphill. The Updated Screening Assessment 2012 highlighted that this is not expected to improve. The Air Quality Progress Report 2014 indicates an air quality "hot spot" at Constitution Hill area, but further monitoring is required.</p> <p>Additional monitoring of air quality in the area around Constitution Hill and Monument Road has also been recommended. The main sources of air pollutants are busy and congested roads in the area. New development can exacerbate this issue.</p>	<p>WBC Updated Screening and Assessment 2012</p> <p>Woking Air Quality Progress Report 2014</p> <p>Target: Air Quality Regulations and Woking Core Strategy (2012).</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source																				
(b) Annual mean concentrations (ug/m3) of Nitrogen Dioxide in AQMAs	<table border="1"> <thead> <tr> <th></th> <th>08</th> <th>09</th> <th>10</th> <th>11</th> </tr> </thead> <tbody> <tr> <td>AH 1</td> <td>51.5</td> <td>43.9</td> <td>47.5</td> <td>47.7</td> </tr> <tr> <td>AH 2</td> <td>36.9</td> <td>34.9</td> <td>43.3</td> <td>37.6</td> </tr> <tr> <td>AH 3</td> <td>36.6</td> <td>34.1</td> <td>36.4</td> <td>28.0</td> </tr> </tbody> </table>		08	09	10	11	AH 1	51.5	43.9	47.5	47.7	AH 2	36.9	34.9	43.3	37.6	AH 3	36.6	34.1	36.4	28.0		<p>Air quality objectives in the Air Quality (England) Regulations 2000 and 2002.</p> <p>Objective 7 of the Core Strategy includes improving air quality.</p>	<p>The Detailed Assessment 2012 showed that the three main housing blocks at the top of Anchor Hill are all exceeding the NO2 annual mean objective or are within 10% of the objective (36ug/m3).</p>	<p>WBC Detailed Assessment 2012</p> <p>Target: Air Quality Regulations and Woking Core Strategy (2012).</p>
	08	09	10	11																					
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AH 2	36.9	34.9	43.3	37.6																					
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(c) Number of complaints to Environmental Health about odour, dust and noise	No comprehensive data available, but in 2013 the Environmental Health Team received 1698 complaints on a range of issues, including noise and odours.		Objective 7 of the Core Strategy is to improve air and water quality.	Over 300 complaints were made to the Environmental Health service regarding noise; fewer than 25 were regarding odour.	Environmental Health, WBC																				
(d) Light pollution	No comprehensive data available, but in 2013 the Environmental Health team received 3 complaints regarding light pollution.		No specific target.	Light pollution is not considered to be an issue in the Borough, but Environmental Health did receive 3 complaints on the issue.	Environmental Health, WBC																				

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Percentage of permissions that include a condition to minimise light pollution and spillage	Suggested new indicator. To be monitored in 2013-14 period.			No data available but to be monitored in future.	
8. Reduce land contamination and safeguard agricultural soil quality					
(a) Development on the best and most versatile agricultural land	2005-06: none 2006-07: none 2007-08: none 2008-13: No development on Grade 1, 2 or 3a agricultural land with the exception of McLaren Production Centre.		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: NPPF

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Proportion of Local Authority area inspected for contaminated land annually	Substitute data: Annual Community Safety Indicators. No. of sites of potential concern: 2008-09: 400 2009-10: 492 2010-11: 527 2011-12: 570 2012-13: 581		No specific target. Statutory duties on local authorities via Contaminated Land (England) Regs 2000, as amended in 2006 under Part IIA of Environmental Protection Act 1990.	The number of sites of potential land contamination concern has gradually increased in recent years. Environmental Health aims are to encourage re-use of brownfield land, encourage voluntary remediation of contaminated land and prevent any further contamination of land. An objective is to ensure where redevelopment of sites takes place, that the process deals effectively with any land contamination.	WBC Green Book Contaminated Land Inspection Strategy 2001
(c) Area of land affected by contamination brought back in to beneficial use	See column 5.			Remediation of Westfield Tip and provision of 198 dwellings 2008 to 2013 (PLAN/2006/1237).	
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 BAP priority habitats, for recovery of BAP priority species.</p>	<p>BAP priority and specially protected species in Woking Borough: bats, badgers, Great Crested Newts. It is stressed that there are other protected species and those listed above are only examples.</p> <p>BAP Priority Habitats (Habitats of Principal Importance) in the Borough include:</p> <ul style="list-style-type: none"> • Acid grassland: Colony Bog, Bagshot Heath & Deepcut Heaths BOA • Heathland (dwarf shrub heath): Colony Bog, Bagshot Heath & Deepcut Heaths BOA • Floodplain grazing marsh: River Wey BOA • Meadows (natural grassland) • Mixed deciduous woodland: Ash, Brookwood & Whitmoor Heaths BOA, and Rivery Wey BOA • Wood-pasture and parkland: • Fen: River Wey BOA • Rivers: River Wey BOA • Standing open water: Colony Bog, Bagshot 		<p>Specific targets in Surrey Biodiversity Action Plan (under revision).</p> <p>Core Strategy aims to protect, enhance and ensure effective management of biodiversity (Objective 12).</p>	<p>No specific data to determine trends is available. With revision to the Surrey Biodiversity Action Plan, new data is expected to be forthcoming. Local Authorities will be reporting data on Local Sites in Government's new Single Data list. Substitute data might include:</p> <ul style="list-style-type: none"> • Extent and condition of Species of Principal Importance (lost, declining, stable, increasing) • Extent and condition of Habitats of Principal Importance (lost, declining, stable, increasing) <p>The Council will consider whether to conduct a Biodiversity Audit for the Borough to produce data, working with the Surrey Biodiversity Information Centre/Surrey Wildlife Trust.</p> <p>The sustainability of the plan will be substantially determined by the extent to which allocations and development consent protect and enhance existing habitats, or create such features.</p>	<p>WBC</p> <p>Targets: Surrey Biodiversity Action Plan (currently under revision)</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source																								
(b) Number, Extent and Condition of SSSIs, SNCIs, LNRs and SPA and SAC	<p>As of 2012:</p> <p>16 SSSI areas in Woking, totalling 409.75ha:</p> <table border="1"> <tbody> <tr> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>1</td> <td>2</td> <td>3</td> </tr> <tr> <td>Fav</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Unfav but recovering</td> <td>8</td> <td>8</td> <td>9</td> </tr> <tr> <td>Unfav no change</td> <td>6</td> <td>6</td> <td>5</td> </tr> <tr> <td>Unfav declining</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>Woking has 41 SNCIs totalling 647.73ha. 7 of Woking's SNCI areas were surveyed between 2003 and 2005. 14 had declined in quality, 13 were stable, 1 had improved. 9 were not surveyed.</p> <p>White Rose Lane and Mayford Meadows Local Nature Reserves were in unfavourable condition in 2002.</p>		1	1	1		1	2	3	Fav	2	2	2	Unfav but recovering	8	8	9	Unfav no change	6	6	5	Unfav declining	0	0	0	<p>SSSIs 2012 England:</p> <p>% in favourable condition – 37.24%</p> <p>% in unfavourable recovering condition – 59.40%</p> <p>% in unfavourable/declining/destroyed – 3.36%</p> <p>South East:</p> <p>% in favourable condition – 46.83%</p> <p>% in unfavourable recovering condition – 50.69%</p> <p>% in unfavourable/declining/destroyed – 2.49%</p>	<p>By 2010 95% of SSSIs to be in favourable or recovering condition</p>	<p>The majority of SSSIs are in favourable or recovering condition. Improvements can be made. There has been little change over time to the SNCIs and LNRs, but up-to-date surveys are required.</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 Condition of SSSI units, 2013</p> <p>Natural England</p> <p>Surrey Wildlife Trust (SNCIs)</p> <p>WBC Planning Services (GIS data)</p> <p>Target: DEFRA Public Service Agreement Target 3, NI 197</p>
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SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Extent of ancient woodlands	Suggested new indicator 50.86ha	Surrey 2011 11,935 ha 7.1% of area	No net loss	Trends to be determined in future monitoring reports.	WBC Planning Services (GIS data)
(f) No. and area of SANGS	Suggested new indicator 3 SANG totalling 56.2ha		Maintain approximately 8ha per 1000 population	The Borough has 3 SANGS, and 3 new SANGS are proposed. The Site Allocations DPD also seeks to allocate a number of SANGs that are going through the plan making process. The Council will not designate SANGs that will have unmitigated adverse impacts on SNCIs.	Data source and targets: Thames Basin Heaths SPA Avoidance Strategy 2010-15
(g) SANG capacity	Suggested new indicator. October 2013: Total SANG capacity: 2911.9 dwellings Remaining unallocated capacity: 861.92 dwellings		Maintain approximately 8ha per 1000 population	The Council has sufficient SANG capacity to meet its short to medium term needs. White Rose Lane is very close to capacity, with the capacity for a further 50 dwellings. Horsell Common SANG is nearing capacity.	WBC Planning Services Targets: Thames Basin Heaths SPA Avoidance Strategy 2010-15

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(h) Population of farmland birds	Substitute data: population of wild birds across Thames Basin Heaths SPA (2011): Nightjar – 337 Woodlark – 161 Dartford Warbler – 47 Other farm birds are Lapwing and Skylark.		To increase the populations.	Nightjar – numbers relatively stable since 2006. Woodlark – slight decline in numbers since 2006 Dartford Warbler – 36% increase since 2010 but overall reduction of 92.6%	Results of the 2011 Monitoring Programme for Natural England
Length/area of high quality hedgerows	No data available. Indicator to be replaced.			There appears to be no realistic prospect of measuring this.	
Achievement of Biodiversity Action Plan (BAP) targets (including Habitat Action Plan)	See 9a. Indicator to be replaced.				See 9a

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
Woodlands Access Standard	No data available. Indicator to be replaced.		No person should live more than 500m from at least one area of accessible woodland of 2ha; at least one area of accessible woodland of no less than 20ha within 4km.	There appears to be no realistic prospect of measuring this.	Woodland Access Standard, Woodland Trust April 2007
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking					
a) Number of listed buildings, locally listed buildings, ancient monuments and conservation areas.	2013: 4 Grade I; 10 Grade II*; 166 Grade II; 311 Locally Listed Buildings and 5 Scheduled Ancient Monuments, 3 registered parks and gardens, and 25 Conservation Areas.		Core Strategy Objective 12: to preserve and enhance the cultural and historic features of the Borough.	Between 1999 and April 2008 there was an increase of 20 Listed Buildings in the borough, 18 of which are tombs. To 2013 the heritage assets of the Borough have changed little. In 2012-13, the Council approved 22 Listed Building Consents which accounted for 71% of all listed building applications. Of these consents, 17 were works to be carried out to Locally Listed Buildings.	English Heritage Target: Woking Core Strategy (2012) Policy CS20

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of conservation area character appraisals	<p>2006-07: 5 of 25 appraisals up to date.</p> <p>2007-13: 0 new appraisals.</p>		<p>Core Strategy Objective 12: to preserve and enhance the cultural and historic features of the Borough.</p>	<p>By 2007 the Council had adopted eight Conservation Area appraisals. These are for:</p> <p>Mount Hermon Conservation Area (2001)</p> <p>Old Woking CA (2001)</p> <p>Horsell CA (2002)</p> <p>Pond Road CA (2002)</p> <p>Wheatsheaf CA (2002)</p> <p>Ashwood Road Conservation Area (2003)</p> <p>Byfleet Corner CA (2003)</p> <p>St Johns CA (2004)</p> <p>English Heritage guidance (2011) recommends appraisals are reviewed regularly – every five years. New appraisals are required for remaining areas.</p>	<p>WBC</p> <p>Target: Woking Core Strategy (2012) Policy CS20</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(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 2013: 1 asset on the risk register		Core Strategy Objective 12: to preserve and enhance the cultural and historic features of the Borough.	The Grade I registered park and garden at Brookwood Cemetary is currently the only heritage asset on the 'at risk register'. The site is the largest cemetery in England and has been identified as having 'extensive significant problems'.	English Heritage Target: Woking Core Strategy (2012) Policy CS20

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Access to and use of the natural environment	<p>2008:</p> <p>Only 4.9% of residents felt access to nature needed to be improved (+1.5% change since 2006). 8.3% felt access to parks and open spaces needed to be improved (+1.9%). 75% of residents were satisfied with parks and open spaces (+3%).</p> <p>84% of residents frequently used parks and open spaces (in the last 6 months) – up 2.5%. 91.4% had used them in the last year (up 1.9%).</p>		<p>Accessible Natural Greenspace Standards used in Core Strategy:</p> <p>Accessible natural greenspace of at least 2ha no more than 300m from home; 20ha within 2km from home; 100ha within 5km from home; 500ha within 10km; 1ha of Local Nature Reserves per 1000 people.</p>	<p>Despite the fact that the majority of the Borough's residents feel satisfied with access to parks and open spaces (and satisfaction has increased since 2006), the Open Space, Sport and Recreational Facilities Audit (2008) found a deficit of these facilities in the Borough. The Infrastructure Delivery Plan also aims for improved provision. Residents who feel their needs are not being met are concerned with lack of information, distance from homes and problems with transport/parking.</p>	<p>National Place Survey 2008</p> <p>Target: Natural England and Woking Core Strategy (2012), Policy CS17</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Proportion of residents who are satisfied with cultural and recreational facilities.	<p>2008 Place Survey: 5% of residents feel cultural facilities need improving (+1.5% from 2006).</p> <p>2013 Residents' Survey: 72% satisfied by cultural activities 73% satisfied with libraries</p>		NPPF emphasises the vital role open spaces, sports and recreational facilities have to play in promoting healthy living and preventing illness. Policy CS16 of Core Strategy resists loss of community facilities.	Whilst the majority of people in the Borough are satisfied with cultural and recreational facilities, there remains scope for improvement.	<p>WBC BVPI General Survey 2006</p> <p>Target: NPPF and Woking Core Strategy (2012) Policy CS16</p>
(f) Number of properties open to the public on heritage days	<p>2004: 8</p> <p>2007: 11</p> <p>2008: 13</p> <p>2009: 13</p> <p>2010: 15</p> <p>2011: 15</p> <p>2012: 15</p>		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, although Brookwood Cemetary is worthy of consideration.			Brookwood Cemetary is being considered for designation.	English Heritage

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(h) Number of sites in areas of high archaeological potential where development takes place without prior assessment	<p>2006-07: No development took place without prior assessment</p> <p>2007-08: No development took place without prior assessment</p> <p>2012-13: No development took place without prior assessment.</p>		Archaeological factors to be fully taken into account.	Planning policy appears to be providing appropriate control.	<p>WBC</p> <p>Target: Woking Core Strategy (2012), Policy CS20, and NPPF</p>
(i) Net change in amount of green infrastructure	<p>Suggested new indicator.</p> <p>See column 5</p>		Improvement in the quality and quantity of the Green Infrastructure network in the Borough	A Green Infrastructure Strategy will be prepared by the Council. It is expected that tools to monitor the extent of GI, and net change in GI, will be incorporated into this work.	Requirement: Woking Core Strategy (2012), Policy CS17
11. Reduce the causes of climate change and adapt to its impacts					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Emissions of greenhouse gases from energy consumption, transport, land use and waste management	<p>Local CO2 emission estimates in kt CO2</p> <p>2005: 602.46</p> <p>2006: 607.52</p> <p>2007: 597.85</p> <p>2008: 593.67</p> <p>2009: 547.48</p> <p>2010: 581.24</p> <p>Suggested substitute data for future monitoring:</p> <p>Per capita emissions of CO2</p>	<p>Surrey Average:</p> <p>2005: 791</p> <p>2006: 791</p> <p>2007: 782</p> <p>2008: 775</p> <p>2009: 716</p> <p>2010: 744</p>	Code for Sustainable Homes Level 4, which requires 25% improvement in dwelling emission rate over 2010 target emission rate. All new houses to be zero carbon by 2016, and non-domestic buildings by 2019.	<p>Data shows a progressive improvement in CO2 emissions throughout the decade. Recent data to 2013 is not available due to abolition of the relevant National Indicator. Council intends to adopt online tool to assist with monitoring in early 2014.</p> <p>Suggested substitute data for future monitoring:</p> <p>Per capita emissions of CO2</p>	<p>DECC (produced by AEA)</p> <p>Target: DCLG and Woking Core Strategy (2012), Policy CS22.</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Proportion of housing achieving Code for Sustainable Homes requirement and commercial buildings achieving BREEAM very good	Code for Sustainable Homes – Design Stage Certificates Received: 2011: 11 2012: 17 2013: 358 BREAAAM: Figures not available.		2008 to 2010: all new housing to achieve level 3 2011 to 2013: level 4 2013 to 2016: level 5 BREEAM very good	Significant increase in amount of design-stage certificates received, indicating that the dwelling will achieve the required Code level. Suggests increase in achievement since adoption of Core Strategy in October 2012. Improvement in the implementation and measurement of sustainable construction and design required. Once C-Plan is introduced (early 2014) monitoring will improve.	DCLG Statistics for Woking Borough Target: Woking Core Strategy (2012) Policy CS22, and National policy.

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Capacity for production of energy from renewable sources	<p>2011: 0.231Mwe of energy contributed by wind, hydro and landfill gas sourced (0.14% of total UK microgeneration)</p> <p>Corporate renewables installed in 2012-13 are as follows:</p> <p>Photovoltaic: 690.11 KWp installed</p> <p>Combined Heat and Power: 2848.5 KWe installed</p> <p>Total wind capacity installed unchanged from previous years (remains at 1000 watts)</p>	<p>2011</p> <p>Mole Valley: 0.31 Mwe (0.20% of total UK microgeneration)</p> <p>Elmbridge: 0.18 Mwe (0.11% of total UK microgeneration)</p>	<p>UK target to secure 15% of energy from renewable sources by 2020.</p> <p>Thames Valley and Surrey: 2016 Renewable Energy Target = 209 MW.</p>	<p>Southeast is 3rd highest region.</p> <p>Majority is via domestic solar PV.</p> <p>The Climate Change and Decentralised, Renewable and Low Carbon Energy Study (December 2010) revealed various opportunity areas suitable for renewable energy technology, subject to overcoming constraints, including wind turbines, biomass (depending on resource availability and supply chains), landfill gas and energy from waste, biogas, CHP, solar heat and PV, waste heat recovery and low head hydro electricity.</p>	<p>WBC, AEA Microgeneration Index</p> <p>Target: 2009 Renewable Energy Directive and Woking Core Strategy (2012) Policy CS23</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) No. of dwellings and amount of commercial floorspace which are providing CHP onsite or connected to a district heat network	<p>Suggested new indicator. See column 5.</p> <p>2012-13 monitoring period:</p> <p>1 connection to Town Centre CHP station (WWF centre)</p>		All new development to consider integration of CHP or other forms of low carbon district heating into the development. All new development required to connect to existing heating network if within a defined zone. All development within defined zones to be designed and constructed to be CHP-ready.	<p>CHP and low carbon district heating development has been limited in the reporting period. The Climate Change SPD, due for adoption in February 2014, sets out the zones where all new development should consider the integration of CHP or other forms of low carbon district heating in the development. It also sets out the zones within which new development will be required to be designed and constructed to enable connection to the future, expanded network. It is anticipated that with the adoption of the Climate Change SPD connection rates will increase.</p> <p>Data will be available once online 'C-Plan' monitoring tool adopted in Spring 2014.</p>	<p>WBC Planning Services</p> <p>Target: Woking Core Strategy (2012), Policy CS22</p>
(e) No. of conditions requiring development to be designed and constructed to enable connection to a future district heating network.	No data available yet. See column 5.		All development within defined zones to be designed and constructed to be CHP-ready.	Conditions to be issued upon adoption of Climate Change SPD from February 2010 onwards.	Target: Woking Core Strategy (2012), Policy CS22

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(f) Number of planning applications for new residential and commercial development incorporating a Sustainable Drainage System (SUDS)	2012-13: None		All significant forms of development to incorporate SUDS. Evidence required to show if not feasible.	The Climate Change SPD will be adopted in February 2014 which gives detailed guidance on incorporation of SUDS. Uptake of SUDS expected.	WBC Planning Services Target: Woking Core Strategy (2012), Policy CS9
Emissions of greenhouse gasses from Council-run properties	Substitute data: Energy efficiency of Council-owned homes via SAP rating: 2009-10: 77 2010-11: 62.5 2011-12: 63 2012-13: 60.5 Indicator to be removed.		Council dwellings must be built to Code Level 4 standard – a 25% improvement in dwelling emission rate over 2010 target emission rate. Non-residential properties must be built to BREEAM 'Very Good'. All new houses to be zero carbon by 2016, and non-domestic buildings by 2019.	The SAP rating has dropped since 2009. Monitoring this indicator is an issue – a new online monitoring tool is due to be adopted by the Council in 2014.	WBC Green Book

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
Carbon index and SAP Ratings of new buildings	<p>No up-to-date data available for recent years. Indicator to be removed.</p> <p>Corporate</p> <p>Energy Consumption Savings (2007): 51%</p> <p>C02 emission reductions (2007): 80%</p> <p>Sustainable Energy Self Generation (2006): 94%</p> <p>Renewable Energy Self Generation (2006): 4%</p> <p>Borough Wide</p> <p>Energy efficiency of residential property (up to 2007) : 33%</p> <p>C02 emission reductions (2007) : 21%</p> <p>Number of households assisted with energy conservation grants (1996 – 2007) : 4,974</p>		25% improvement in dwelling emission rate over 2010 target emission rate (as part of achieving Code for Sustainable Homes Level 4).	<p>SAPS data is not reliable since Building Control only receives information for between 30 and 40% of developments. National Indicators 186 has been abolished.</p> <p>Energy efficiency is an element of the Code for Sustainable Homes (13a). This may be an appropriate substitute/proxy measure. The Council will adopt 'C-Plan' in early 2014 to assist with monitoring.</p>	<p>WBC</p> <p>Target: Woking Core Strategy (2012) Policy CS22</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
12. Reduce the impact of consumption of resources by using sustainably produced and local products					
(a) 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 Surrey Produce Directory has not been updated since 2004, and NI 188 has been abolished. However, a range of local produce is available at Woking Farmer's Market in Woking Town Square twice a month. A farmers' market is also held once a month in Byfleet.	Surrey Produce Directory
(b) Number of allotment plots in the Borough and percent vacant	2013: Total of 11 allotment sites and 814 plots in the Borough. 2012-13: 1 new site at Littlewick Allotments at Carhouse Lane. April 2012: 116 people on the waiting list.		Policy CS17 of Core Strategy: all residents to have access to allotment within 800m of home.	Figures indicate an unmet demand for allotments in the Borough. Improved provision is required.	WBC Target: Woking Core Strategy (2012) Policy CS17
13. Reduce waste generation and disposal and achieve sustainable management of waste					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Proportion of municipal solid waste that has been recycled (1), composted (2), garden waste (3) and food waste (4)	Total waste recycled/composted/ garden waste / food waste: 2009/10: 43.9% 2010/11: 54.2% 2011/12: 57.0% 2012/13: 59.1%	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. Surrey Waste Partnership target for recycled/reused or composted waste is 70% by 2013/14.	Note that the National Indicators relating to waste have been abolished. Woking has surpassed its 2020 recycling targets for the third consecutive year. Nearly 60% of all waste is now either recycled or composted and it is reducing the amount of waste going to landfill. Surrey County Council has stated that additional waste generation from new dwellings in the Borough will be far outweighed by current trends demonstrating substantial reductions in household waste volumes and consider that additional waste provision may need to be provided.	WBC Neighbourhood Services Targets: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Total tonnage of household waste produced	Increase in Kg of Household Waste Collected: 2009/10: -1.6% 2010/11: 2.8% 2011/12: 0.6% 2012/13: -5.5%		No specific target, see 14a.	Despite increasing recycling, total household waste is estimated to increase annually at 2%, partially dependent on population changes. However, during the latest reporting period the amount of household waste collected fell by 5.5%.	WBC Neighbourhood Services
14. Maintain and improve the water quality of the Borough's rivers and groundwater, and manage water resources sustainably					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Rivers of good (1) or high (2) chemical quality; Rivers of good (3) or high (4) biological quality	<p>River Quality in Woking:</p> <p><u>Hoe Stream:</u></p> <p>Poor Ecological Quality</p> <p>Chemical Quality does not require assessment.</p> <p>Overall Risk: 'At Risk'</p> <p><u>Basingstoke Canal:</u></p> <p>Moderate Ecological Quality.</p> <p>Chemical Quality does not require assessment.</p> <p>Overall risk not assessed.</p> <p><u>Wey:</u></p> <p>Moderate Ecological Potential.</p> <p>Chemical Quality: does not require assessment</p> <p>Overall Risk: 'At Risk'</p>	<p>South East:</p> <p>2006: good and fair:</p> <p>Chemical: 94.1%</p> <p>Biological: 98.1%</p>	<p>To prevent any deterioration in the ecological status of all WFD water bodies</p> <p>To get all water bodies not currently at good ecological status to Good by 2021 and no later than 2027</p>	<p>Water Framework Directive (WFD) has now replaced River Ecosystem Classification Scheme and General Quality Assessment Scheme. The quality of the Borough's waterways needs to improve.</p> <p>The need for undeveloped buffer zones to rivers to help reduce polluted run-off into watercourses.</p>	<p>Environment Agency</p> <p>Targets: Water Framework Directive</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Consumption of water	<p>2010 estimated level of demand for water in Woking on a litre per person per day basis:</p> <p>Consumption metered: 170</p> <p>Consumption non-metered: 190</p>	<p>UK average of 150 litres (2008)</p> <p>Souther Water Resources Zone 170 litres (2010 estimate)</p>	105 litres/person/day as part of Code for Sustainable Homes Level 4	Water consumption in Woking is high and needs to be reduced. The WRMP predicts that by 2026 within Affinity Water's's Southern Zone average consumption will be 151.8 l/p/d for a metered dwelling and 168.4 l/p/d for a non-metered dwelling. Measures need to be adopted to achieve targets.	<p>Affinity Water Revised Draft Water Resources Management Plan 2008</p> <p>Target: Woking Core Strategy (2012) Policy CS22</p>
(c) Incidents of major and significant water pollution	<p>The introduction of the Water Framework Directive has changed the way this is monitored.</p> <p>Before the WFD was introduced, Thames region saw an overall -8% reduction in water pollution incidents between 2007 and 2008.</p>	<p>South East 2006: 81 incidents.</p> <p>There was no Category 1 or 2 incidents in Surrey 2004-07.</p>	By 2007, achieve a 12% reduction in Category 1 and 2 pollution incidents from all sectors (IRF).	Thames region saw an overall -8% reduction in water pollution incidents between 2007 and 2008.	<p>Environment Agency</p> <p>South East England Regional Monitoring Report 2007</p>

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Number of new dwellings incorporating greywater systems/ rainwater harvesting	No data.			Water efficiency and recycling is an element of the Code for Sustainable Homes (13a). Due to the adoption of the Core Strategy, the amount of dwellings applying for a Code for Sustainable Homes design stage certificate significantly increased in 2012-13. However, it is difficult to measure whether, as part of achieving the requisite code level, the dwelling implemented water recycling systems.	WBC Planning Services.

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Pressure on water resources	Data is not available. See column 5		No target	<p>The Environment Agency has identified the area supplied by Veolia, including Woking Borough, as an 'area of serious water stress', whereby the current household demand for water is a high proportion of the current effective rainfall which is available to meet that demand; and the future household demand for water is likely to be a high proportion of available rainfall.</p> <p>The Council, through its work on the Infrastructure Delivery Plan, endeavour to work closely with water suppliers to ensure that adequate water supply is available to meet future demand.</p>	Veolia Revised Draft Water Resources Management Plan 2008.
15. Reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Method of travel to work	<p>By car/van:</p> <p>2001: 58.9%</p> <p>2011: 57.79%</p> <p>By bike:</p> <p>2001: 2.7%</p> <p>2011: 2.66%</p> <p>By bus/minibus/coach:</p> <p>2001:</p> <p>2011: 2.33%</p> <p>By motorcycle/scooter/moped:</p> <p>2001:</p> <p>2011: 0.77%</p> <p>On foot:</p> <p>2001:</p> <p>2011: 8.9%</p> <p>By train:</p> <p>2001:</p> <p>2011: 15.9%</p> <p>Other:</p> <p>2001:</p>	<p>Surrey (2011):</p> <p>By car: 59.26%</p> <p>By bike: 2.23%</p> <p>By bus/minibus/coach: 2.67%</p> <p>On foot: 8.61%</p> <p>Other: 0.63%</p> <p>By train: 13.55%</p>	<p>Reduction in the number of people travelling to work by car, and reducing the need to travel and distance travelled. Shift to non-car modes.</p>	<p>The proportion of people travelling to work by car has not significantly changed since 2001. Woking has the fifth lowest proportion of people who travel to work by car or van in Surrey. A larger reduction in future years would be ideal.</p>	<p>Census 2011</p> <p>Target: Surrey Transport Plan 2011 and Woking Core Strategy 2012 and NPPF</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of planning permissions with Green Travel Plans	No planning permissions permitted between April 2012 and March 2013 had Green Travel Plans.		Proposals that generate a significant amount of traffic or have impact on road network to provide a Travel Plan.	The Core Strategy sets out how proposals that have significant effects on traffic and the road network must be accompanied by a Travel Plan. Although Planning Services data indicates no Travel Plans have been submitted, monitoring techniques need to be improved.	WBC Planning Services Target: Woking Core Strategy (2012) Policy CS18
(c) Length of cycle tracks and number of cycle journeys	Feb2008: Total cycle track: 43.64km Mar2010: Totally cycle track: 62.45km By May 2010, there had been a 53% increase in cycle journeys into Woking town centre, and a 27% increase across the Borough. There has also been a 40% increase in cycle parking at Woking station, and 36% at West Byfleet station.	No data available.	To increase sustainable transport modes such as cycling.	Woking has had significant investment in cycle infrastructure through Cycle Woking partnership between Woking Borough Council and Surrey County Council. There has been a 60% increase in dedicated cycle facilities between July 2008 and March 2011. Further improvements are planned. The Economic Development Strategy indicates that Woking's Cycle Town status and investment in cycle facilities has encouraged a modal shift towards the use of cycles for short to medium journeys.	Woking Borough Council (Feb2011), via the Economic Development Strategy (2012), and Cycle Woking Target: Woking Core Strategy (2012)

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Monetary investment in public transport, cycling and walking	<p>In 2011/12 Surrey County Council secured £3.93m for its Local Sustainable Transport Fund bid.</p> <p>In June 2012 £14.304m funding was secured by Surrey County Council for local sustainable transport.</p>		No target.	<p>£1m of grant funding from the Department for Transport's Local Sustainable Transport Fund (LSTF) allocated to Surrey County Council is attributed to the 'Sheerwater Access' improvements (secured in June 2012). There is no further Borough-level data available.</p>	WBC

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Level of planning obligations pooled and directed to transport improvement	<p>2012-13: £470,017.94 pooled towards public transport improvement including highways.</p> <p>£6,150 in s106 contributions pooled towards public transport improvements.</p> <p>2006-07: £231,632.20 pooled toward public transport improvement including highways.</p> <p>£34,697 pooled toward improving pedestrian and cyclist facilities.</p>	The UK national average transport and travel payment per obligation is £83,125.		<p>The data alone provides no indication of trends or issues.</p> <p>Significant s106 transport contributions are only agreed on large-scale developments. Section 106 agreements for transport have fluctuated widely since 2007/08, but agreements for highways have gradually decreased over time.</p> <p>CIL to be adopted in Spring 2014.</p>	WBC

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(f) Access to, frequency and reliability of public transport	<p>See 20d and accessibility maps, Section 3 Scoping Report.</p> <p>Level of satisfaction with ease of access to work by any mode (Surrey, 2010): 73.22%</p> <p><u>Railways – South West Trains (average performance Nov2011-Nov2012)</u></p> <p><i>Main line:</i> Punctuality: 90% of peak hour trains arriving at destination within 5mins of scheduled time. Reliability: 99.6% of the advertised train service actually operated</p> <p><i>Suburban service:</i></p> <p>Punctuality: 91.3%</p> <p>Reliability: 99.2%</p> <p><u>Buses in Surrey:</u> % of buses operating within 1min early / 5mins late:</p> <p>2007/08 – 68%</p> <p>2008/09 – 77%</p> <p>2009/10 – 80%</p>	<p><u>Satisfaction with east of access to work by any mode:</u></p> <p>Hampshire: 77.38% (2010)</p> <p><u>Railways:</u></p> <p>SW Trains Charter Standards:</p> <p><i>Main line:</i></p> <p>Punctuality: 89%</p> <p>Reliability: 99%</p> <p><i>Suburban:</i></p> <p>Punctuality: 92%</p> <p>Reliability: 99%</p>	<p>Surrey Local Transport Plan 3 targets:</p> <p>Increase net satisfaction/dissatisfaction value to a rolling 3 year average of 75% by 2014-16 from baseline of 73.22% in 2010.</p> <p>No deterioration in journey time reliability from 2010 levels.</p> <p>Maintain bus patronage at 2009/10 level of 29.88m passenger journeys.</p> <p>Improve punctuality of non-frequent services to 90% by 2014/15.</p>	<p>Level of satisfaction with ease of access to work by any mode could be improved. In terms of reliability, South West Trains have performed well in the latest monitoring period, and closely follow Charter Standards. There is no up-to-date data on bus reliability, but reliability was on the increase up to 2009/10. Usage of bus services in Surrey has been rising.</p> <p>The railway station is now the fourth busiest interchange in the South East (excluding London). West Byfleet, Brookwood and Worplesdon stations have also shown increases in the number of passengers entering or exiting stations over the past year (2012-13).</p>	<p>WBC, Surrey County Council, Stagecoach Southwest Trains.</p> <p>Targets: Surrey Local Transport Plan 3 (April 2011)</p>

SA Indicators	Woking Quantified Data		Comparator	Targets	Trends/Issues/Constraints	Source
(g) Proportion of new residential development within 30 minutes public transport time of key services		08/09	12/13	Surrey Local Transport Plan 3 target: reduce the proportion of children travelling to school as the only car passenger by 10% by 2013/14 from baseline of 37.5% in 2008/09	<p>During the 2012-13 period all new dwellings were within a 15 minute walk to the nearest primary school. The majority of new dwellings are within 10 minutes of a GP and hospital. An area of concern is the distance of new homes to secondary schools. CIL will be used to contribute towards improving the number of secondary school places. Access to a hospital has improved in recent years.</p> <p>The Surrey-wide target for children travelling to school by car as the only passenger shows a reduction of 3%, which is on track to meet the current Surrey target.</p>	<p>WBC.</p> <p>WBC Planning Services</p> <p>Surrey Local Transport Plan (Apr2011)</p>
	GP	98.7%	100%			
	hospital	71.2%	95.6%			
	primary school	98.5%	100%			
	secondary school	75.3%	96.0%			
	areas of employment	95.2%	100%			
	Woking Town Centre	92%	100%			

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
Traffic volumes	2006/07 % of 2005/06 value - 100 2007/08 % of 2006/07 value - 103 (No up-to-date data for recent years – suggest remove indicator)	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.	Tackling congestion to limit delays – thus no increase in peak traffic volumes.	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
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all					
(a) Economically active population	2008-09: 53,000 (86.5%) 2009-10: 53,000 (81.7%) 2010-11: 49,300 (78.2%) 2011-12: 51,000 (81.4%) 2012-13: 51,800 (83.7%)	South East 2011-12: 79.4% 2012-13: 79.4% England: 2011-12: 76.5% 2012-13: 77.3%	No specific target	In 2012/13 Woking had an economically active population of around 51,800, which equates to 83.7% of its working age population. This has increased by 5.5% over the past two years and is now well above the rate for the South East as a whole and the national average.	ONS

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of jobs in the Borough	Woking (density) 2007: 0.87 2008: 0.86 2009: 0.82 2010: 0.82 2011: 0.83	South East: 2010: 0.80 2011: 0.80 Great Britain: 2010: 0.77 2011: 0.78	No specific target	The number of jobs compared to the population of Woking has remained steady over recent years. This is in spite of a growing population and an uncertain economic climate.	ONS
(c) Proportion of people claiming unemployment benefits	Proportion of claimants: July 2011 to June 2012: 1.9% July 2012 to June 2013: 1.6%	South East: 2011-2012: 2.6% 2012-2013: 2.4%	No specific target	The number of people claiming Job Seekers Allowance has continued to steadily fall since the peak in 2009/2010. Historically the number of claimants has remained relatively low since the mid-1990s. It is hoped that a buoyant local economy will ensure the figure remains low in the future.	ONS

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Productivity: Gross Value Added (GVA)	Workplace based (GVA) for Surrey per head (£): 2008: 26,972 2009: 25,747 2010: 26,859 2011: 26,681 2012: 28,628	South East: £ per head 2008: 23,221 2009: 22,664 2010: 22,456 2011: 21,591 2012: 22,136	No target.	Gross Value Added indicates the economic activity within a region by measuring the production of goods and services. The latest statistics were published on a county, regional and national level so there is no data specific to the Borough of Woking. The GVA has been steadily improving in recent years, and Surrey is performing well compared to the South East.	ONS

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Proportion of population of working age with 5 or more A*-C grade GCSEs or equivalent as highest qualification achieved.	<p>Pupils achieving 5 or more A*-C grade passes at GCSE or equivalent, 2012:</p> <p>All pupils: 62.6%</p> <p>Males: 59.0%</p> <p>Females: 66.7%</p> <p>NVQ2 and above:</p> <p>2010: 69.4%</p> <p>2011: 75.9%</p> <p>2012: 80.9%</p>	<p>England:</p> <p>Pupils achieving 5 or more A*-C grade passes</p> <p>2012:</p> <p>All pupils: 58.8%</p> <p>Males: 54.2%</p> <p>Females: 63.7%</p> <p>NVQ2 and above for South East:</p> <p>2010: 70.8%</p> <p>2011: 73.3%</p> <p>2012: 75.4%</p>	No target.	<p>NVQ2 is equivalent to 5 or more GCSE's at grades A-C.</p> <p>The percentage of people with NVQ2 and higher qualifications have all increased since 2010, and Woking compares favourably to the South East region. Similarly for GCSEs, Woking is performing well compared to England as a whole. It should be noted, however, that the number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012-13).</p>	ONS

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(f) Proportion of 16 years olds staying on in education	<p>No data available, see 18f. Substitute data: Not in Education or Employment Training (NEETs) in the Borough.</p> <p>Number of NEETs (% of Surrey Total)</p> <p>Oct 2009: n/a (10.6%)</p> <p>Mar 2010: 84 (9.7%)</p> <p>Oct 2010: n/a (8.4%)</p> <p>Mar 2011: 82 (9.6%)</p> <p>Jul 2011: 59 (8.5%)</p> <p>Aug 2012: 155 (13.2%)</p>		No specific target	<p>National indicator sets have been abolished. Substitute data sets out the number of 16-18 year olds classified as NEET (not in education, employment or training) and the percentage of the Surrey NEET total in Woking from October 2009 to August 2012. Figures fluctuate but increase significantly in 2012. 78% of young people who have been identified as at risk of becoming NEET in Woking have some form of learning difficulty or disability. The data highlights that the majority of 16-18 year old NEETs can be found in the wards of Maybury and Sheerwater, and Knaphill.</p>	Woking Young People's Needs Analysis (Jan 2013)

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(g) Number of people in vocational training	Number of full-time people on apprentice schemes: 2008/09: 320 2009/10: 360 2010/11: 580 2011/12: 680 20112/13 (provisional): 670		No target.	Data limited. The number of people on full-time apprentice schemes in the Borough continues to grow, and has increased significantly in recent years.	ONS
(h) Gross weekly salary (£S)	Gross weekly pay for full-time workers (average) (£): 2010: 498.8 2011: 464.1 2012: 483 (+3.3%)	South East (£): 2010: 523.7 2011: 528.1 2012: 537 (+1.4%)	No target.	In earlier years, Woking has consistently performed better than the South East average, which is in turn higher than the national average. However, recent figures show that Woking has dipped below the regional average, and has been on a downward trend since 2010.	Official Labour Market Statistics, Nomis website 2013
(i) Percentage of unemployed aged 16-64 claiming benefit who have been out of work for over a year	Suggested new indicator November 2013: 0.2%	November 2013: South East: 0.5% Great Britain: 0.9%		Performing better than regional and national levels.	NOMIS official labour market statistics

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(j) Percentage of unemployed economically active people	Suggested new indicator July 2012-Jun2013: 15.1%	South East: 20.3% Great Britain: 22.7%		Performing better than regional and national levels.	NOMIS official labour market statistics
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of town, district, local and neighbourhood centres.					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Increase and decrease in the number of VAT registered businesses in Woking	<p>Figures have not been updated since 2007, as National Indicator has been abolished.</p> <p>1997: 3,170 VAT registered businesses</p> <p>2007: 3,850 VAT registered businesses</p> <p>The number of registrations was 22% higher in 2007 than in 2006.</p>	<p>Surrey Registrations:</p> <p>2002: 4,370</p> <p>2003: 4,900</p> <p>2004: 4,520</p> <p>2005: 4,575</p> <p>2006: 4,635</p> <p>Deregistration:</p> <p>2002: 4,145</p> <p>2003: 4,095</p> <p>2004: 3,925</p> <p>2005: 3,795</p> <p>2006: 3,755</p>	No specific target.	The number of VAT registered businesses has shown a steady increase in the last 10 years – a rise of 22%. The number of registrations was 22% higher in 2007 than in 2006. However, more up-to-date information would be useful.	ONS

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of businesses in rural areas	2001: 693 businesses in rural Woking 2008: 933 businesses in rural Woking		No target.	There has been an increase in businesses registered. 'Rural Woking' is defined as employment sites which are located within the designated Green Belt of the Borough – areas such as Mayford and Sutton Green, as well as parts of Horsell East, Pyrford and Old Woking.	Annual Business Inquiry, via Nomis website (2013)
(c) UK Competitiveness Index Ranking	2010: 32 nd 2013: 41 st (out of 375 localities)			One of the lowest ranking localities in Surrey, but performing well at a regional and national scale.	UK Competitive Index

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
<p>(d) Amount of commercial and industrial floorspace</p>	<p>See column 5 for trends identified by the Employment Land Review (2010).</p> <p><u>2010 Findings:</u></p> <p>Office floorspace: 206,726m²</p> <p>Industrial floorspace: 215,616m²</p> <p>Mixed employment floorspace: 84,830m²</p> <p>Total: 507,172m²</p>		<p>No target</p>	<p>In 2010 Lambert Smith Hampton produced an Employment Land Review as part of the evidence base for the Core Strategy. Since the late 1990s the quantity of office floorspace has increased by 18.5% (to 2009). Since 2004 there has been a small decline, likely attributal to some older stock going into other uses and no new developments to replace it. It is important that the supply of good quality office space is improved in Woking.</p> <p>Over this monitoring period there was a reduction of 8462m² of B1, B2 and B8 floorspace.</p> <p>Changes to Permitted Development Rights will have an impact on the amount of office floorspace throughout the Borough. It will be important to monitor the number of change of use applications that are approved and their locations in subsequent monitoring reports in order to ensure the Council facilitates the delivery of office floorspace in the relevant centres, as set out in the Core Strategy.</p>	<p>WBC Employment Land Review (April 2010)</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Amount of vacant commercial and Industrial floorspace	2013: 20.3% 2010: 19.1% 2009: 19.0% 2007: 16.5% 2004-05: 14% 2003-04: 10% 2002-03: 8% 2001-02:10% 2000-01:11% 1999-00: 8%	Guildford vacancy rate (2009): 15% office vacancy	No target.	The Employment Land Review concluded that vacancy rates had increased to 2009. Overall vacancy rates for B1, B2 and B8 uses stood at 19.46% (July 2009). This is higher than the norm (10-15% for offices, and 5-10% for industrial/warehousing). The take-up of premises is expected to increase once new and quality stock is in place, and the economic growth improves. The latest figures for 2013 indicate that vacancy rates remain high, but data from CoStar needs to be verified.	WBC Employment Land Review (April 2010). CoStar Vacancy Rates data (2013)

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Vacant floorspace in the town and village centres	<p><u>Town Centre:</u></p> <p>2013: 14.2% primary retail area; 20% secondary retail area</p> <p>2011: 13.4% primary area; 10.3% secondary area</p> <p>2009: 8.8% primary area; 6.2% secondary area</p> <p>2008: 4.1% primary area; 6.8% secondary area</p> <p><u>West Byfleet:</u></p> <p>2008: 7.1%, 2011: 7.9%, 2013: 6.6%</p> <p><u>Byfleet:</u></p> <p>2008: 8.8%, 2011: 15.2%, 2013: 4.2%</p> <p><u>Goldsworth Park:</u> 0% over all years</p> <p><u>Horsell:</u></p> <p>2008: 2.6%, 2011: 5.1%, 2013: 12.1%</p> <p><u>Knaphill:</u></p> <p>2008: 1.5%, 2011: 7.5%, 2013: 6.7%</p>		No target	<p>Figures have been updated using data in the Employment Land Review, and WBC Planning Services retail vacancy rate data.</p> <p>The retail vacancy rate in the primary retail area of the Town Centre continues to increase. Of particular concern is the rise in vacant units in the secondary retail area of the Town Centre. Refurbishment of the town centre is required, to attract retailers.</p> <p>With the exception of Horsell, vacancy rates in district and local centres are gradually falling, with the largest decrease in Sheerwater – one of the Borough’s Priority Areas.</p>	WBC Planning Services (2013)

Appendix 3 - SA of DPD

Policy DM1: Green Infrastructure Opportunities

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	0	However, the provision of Green Infrastructure will complement the delivery of housing by enhancing recreational opportunities for people.	0	0	0	It is important to note that Green Infrastructure will support and complement housing delivery.	See Section 17. This applies to all the appraisals.	SA prepared in accordance with Planning Act 2004. This applies to all the appraisals.
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	+	Green Infrastructure has a positive direct bearing on the well being of people.	+	+	+			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.								
3. Reduce the risk and vulnerability to flooding and harm from flooding.	No development permitted in flood plain against advice of Environment Agency.	+	Green Infrastructure directly helps to reduce incidents of flooding	+	+	+			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime	+	Impacts on poverty are insignificant and therefore neutral. However, Green infrastructure facilitates community cohesion as places for social interaction with positive impacts..	+	+	+			

<p>5. To improve accessibility to all services and facilities</p>	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>Open Spaces and Green Infrastructure are infrastructure assets for local communities.</p>	<p>+</p>	<p>+</p>	<p>+</p>			
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			
<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are</p>	<p>+</p>	<p>Green infrastructure is the lungs within and around the built environment that helps improve air quality. It has direct effect in regulating the oxygen and carbon dioxide content of the</p>	<p>+</p>	<p>+</p>	<p>+</p>			

	<p>busy and congested roads on the area. Working Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified in the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>		<p>environment with positive impacts on air quality.</p>						
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.</p>	0		0	0	0			
<p>9. Conserve and enhance biodiversity</p>	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNClS stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	+	<p>It creates habitats for a variety of species. There could be long term negative impacts on SANGs that have existing biodiversity interest that is disturbed by new or increased</p>	+	+	+			

	<p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>		<p>access if they are not managed effectively.</p>						
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p>	+	<p>Direct positive improvements to the natural environment and the landscape of the area. Impacts on archaeological, historic environment and heritage assets are not significant.</p>	+	+	+			

	In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days								
11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to</p>	+	Have direct positive effects on climate change by helping to manage carbon dioxide content in the atmosphere.	+	+	+			

	be achieved by development.								
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey Produce Directory.</p>	0		0	0	0			
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a</p>	0		0	0	0			

	steady decline in the proportion of waste to landfill.								
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027.</p> <p>Decrease consumption of water to 105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water</p>	0		0	0	0			

	consumption.								
15. Reduce the need to travel . Encourage safe, sustainable transport options and make best use of existing transport infrastructure	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy require development that generates significant traffic to be accompanied by travel plans. The area continue to have significant investment in cycle infrastructure. There has been 60%</p>	0		0	0	0			

	<p>increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population</p>	0		0	0	0			

	<p>(2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>							
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p> <p>About 933 businesses in rural Woking. This is an increase since</p>	0		0	0	0		

	<p>2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.</p>								
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SA Tables

Policy DM2: Trees and Landscaping

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			
<p>1. Provision of sufficient housing which meets the needs of the community, and which is at affordable price</p>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing</p>	<p>0</p>	<p>As Policy DM1</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Trees and landscaping enhances housing environment.</p>		

	<p>target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>								
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.</p>	+	As Policy DM1	+	+	+			
3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does	<p>No development permitted in flood plain against advice of Environment Agency.</p>	+	As Policy DM1	+	+	+			

not exacerbate existing situation.									
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Trends: isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime</p>	+	As Policy DM1	+	+	+			
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential</p>	0		0	0	0			

	development were on previously developed land. All new business floorspace were on previously developed land.								
7. Minimise air, light and noise pollution. Ensure that air quality continues to improve	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	+	As Policy DM1	+	+	+			
8. Reduce land contamination and safeguard agricultural soil quality	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p>	0	As Policy DM1	0	0	0			

	Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.								
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	+	As Policy DM1	+	+	+			

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	+	As Policy DM1	+	+	+			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	+	As Policy DM1	+	+	+			

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	0		0	0	0			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027.</p> <p>Decrease consumption of water to</p>	0		0	0	0			

	<p>105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy require development that generates significant traffic to be accompanied by travel plans. The area continue to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013);</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

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

About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.

SA Tables

Policy DM3: Outdoor Recreation and Sports Facilities

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	0	However, outdoor recreation and sports facilities complement housing development.	0	0	0	Outdoor recreation and sports facilities are essential infrastructure to support housing provision.		
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	+	Recreational and sports facilities has direct positive impacts on health and well being. They provide opportunities for exercising and	+	+	+			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.		leisure.						
3. Reduce the risk and vulnerability to flooding and harm from flooding.	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime</p>	+	<p>Insignificant impacts on poverty and as such will have neutral impacts on poverty. However, it has positive potential to facilitate social interaction that will bring positive impacts in this regard..</p>	+	+	+			

<p>5. To improve accessibility to all services and facilities</p>	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>Positive and direct impacts by creating improved access to sports and recreational facilities.</p>	<p>+</p>	<p>+</p>	<p>+</p>			
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			
<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>								
8. Reduce land contamination and safeguard agricultural soil quality	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.</p>	0	0	0	0				
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable</p>	0	0	0	0				

	<p>bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>								
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>								
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	be achieved by development.								
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey Produce Directory.</p>	0		0	0	0			
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a</p>	0		0	0	0			

	steady decline in the proportion of waste to landfill.								
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to 105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water</p>	0		0	0	0			

	consumption.								
15. Reduce the need to travel . Encourage safe, sustainable transport options and make best use of existing transport infrastructure	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60%</p>	0		0	0	0			

	<p>increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population</p>	0		0	0	0			

	<p>(2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p> <p>About 933 businesses in rural Woking. This is an increase since</p>	0		0	0	0			

2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.								
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SA Tables

DM4: Development in the vicinity of the Basingstoke Canal

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing</p>	0		0	0	0			

	<p>target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>								
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.</p>	+	<p>The recreational opportunities of the canal would have positive impacts on the well being of the community.</p>	+	+	+			
3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does	<p>No development permitted in flood plain against advice of Environment Agency.</p>	+	<p>The canal is a source of flood risk if not managed. Policy will help minimise any adverse impacts on</p>	+	+	+			

not exacerbate existing situation.			the canal and consequently the risk of flooding.						
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime</p>	0		0	0	0			
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential</p>	0		0	0	0			

	development was on previously developed land. All new business floorspace were on previously developed land.								
7. Minimise air, light and noise pollution. Ensure that air quality continues to improve	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	0		0	0	0			
8. Reduce land contamination and safeguard agricultural soil quality	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land</p>	0		0	0	0			

	contamination Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.							
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	+	The canal and its immediate vicinity is an important habitat for a variety of species. Policy will enhance this potential.	+	+	+		

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	<p>+</p>	<p>Policy promotes the managed use of this environmental asset.</p>	<p>+</p>	<p>+</p>	<p>+</p>			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	0		0	0	0			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p>	+	Policy will help improve the water quality and effective use of the canal as a resource.	+	+	+			

	<p>Decrease consumption of water to 105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30</p>	<p>+</p>	<p>The navigational use of the canal is a sustainable means of travel if appropriately promoted. The initial impact will be marginal. However, the long term promotion of the navigational benefits of the canal will deliver positive</p>	<p>0</p>	<p>+</p>	<p>+</p>			

	<p>minutes public transport time of key services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>		<p>impacts, in particular, for leisure and recreational journeys.</p>						
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<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>	0		0	0	0			
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<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p> <p>About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.</p>	0		0	0	0			
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SA Tables

Policy DM5: Environmental Pollution

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	0		0	0	0			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p>	+	Improvements in air quality and pollution have positive impacts on health and well being. Policy will	+	+	+			

	<p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.</p>		<p>contribute towards improvements in pollution.</p>						
<p>3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does not exacerbate existing situation.</p>	<p>No development permitted in flood plain against advice of Environment Agency.</p>	0		0	0	0			
<p>4. Reduce poverty, crime and social exclusion. Create and maintain safer and more secure communities</p>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has</p>	0		0	0	0			

	increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime								
5. To improve accessibility to all services and facilities	Targets: improve accessibility to all services and facilities. Trends: increased accessibility to local services by public transport over last three years.	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10. Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.	+		+	+	+			
7. Minimise air, light and noise pollution. Ensure that air quality continues to improve	Targets: improve air quality and maintain low levels of light and noise pollution. Trends: one AQMA (increasing trend).	+	Policy has direct positive impacts on improving air quality. It will help minimise impacts of development on air	+	+	+			

	Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.		quality.						
8. Reduce land contamination and safeguard agricultural soil quality	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.</p>	+	Policies will lead to improvements in land quality and condition.	+	+	+			
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but</p>	+	Policy will have positive impacts on biodiversity through reduction in	+	+	+			

	<p>recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>		<p>pollution.</p>						
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>							
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently</p>	<p>+</p>	<p>Policy will help improve air quality.</p>	<p>+</p>	<p>+</p>	<p>+</p>		

	adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.								
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey Produce Directory.</p>	0		0	0	0			
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in</p>	0		0	0	0			

	<p>2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>							
<p>14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably</p>	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to 105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having</p>	<p>+</p>	<p>Policy will help improve surface and ground water quality.</p>	<p>+</p>	<p>+</p>	<p>+</p>		

	<p>water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy require development that generates significant traffic to be accompanied by travel plans. The area continue to have significant investment in cycle infrastructure. There has been 60%</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population</p>	0		0	0	0			

	<p>(2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>							
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p> <p>About 933 businesses in rural Woking. This is an increase since</p>	0		0	0	0		

	<p>2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.</p>								
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SA Tables

Policy DM6: Air and Water Quality

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			
<p>1. Provision of sufficient housing which meets the needs of the community, and which is at affordable price</p>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>								
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.</p>	+	Policy will help improve air and water quality. This will have positive impacts on health and well being.	+	+	+			
3. Reduce the risk and vulnerability to flooding and harm from flooding and to	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			

make sure that further growth does not exacerbate existing situation.									
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime</p>	0		0	0	0			
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 –</p>	+		+	+	+			

	2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.								
7. Minimise air, light and noise pollution. Ensure that air quality continues to improve	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	+	Policy has direct positive improvement to air and water quality.	+	+	+			
8. Reduce land contamination and safeguard agricultural soil quality	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land</p>	0		0	0	0			

	contamination Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.							
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	+	Improvement to water quality has direct benefits on biodiversity.	+	+	+	Development likely to affect national or international designated wildlife sites through deterioration of air and water quality will be required to carry out an assessment of impacts, followed by mitigation	

							if needed.		
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	+	Policy will have positive impacts on the natural environment by improving air and water quality.	+	+	+			
11. Reduce the causes of climate	Targets: decrease in carbon emissions and increase energy from	+	Improvements to air quality have direct	+	+	+			

<p>change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>		<p>positive impact on climate change.</p>						
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than</p>	+	Policy will have direct positive effects on water quality.	+	+	+			

	<p>2027..</p> <p>Decrease consumption of water to 105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

passengers; increase in proportion of new residential development within 30 minutes public transport time of key services

Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.

<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>	0		0	0	0			
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<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p> <p>About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.</p>	0		0	0	0			
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SA Tables

DM7: Noise and Light Pollution

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	0		0	0	0			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	+	Policy will help minimise noise and light pollution, which will positive impacts on health and well being.	+	+	+			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.								
3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does not exacerbate existing situation.	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social	0		0	0	0			

	behaviour and crime								
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	0		0	0	0			

<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	<p>+</p>	<p>Policy will lead to improvement in noise pollution.</p>	<p>+</p>	<p>+</p>	<p>+</p>			
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	increased in recent years.								
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	0	The policy seeks to minimise or mitigate noise and light pollution as a result of development.	0	0	0			

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	0		0	0	0			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	0		0	0	0			

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	0		0	0	0			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to</p>	0		0	0	0			

	<p>105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013);</p>	0		0	0	0			

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

About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.

SA Tables

Policy DM8: Land Contamination and Hazards

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	0		0	0	0			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	0		0	0	0			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.								
3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does not exacerbate existing situation.	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social	0		0	0	0			

	behaviour and crime								
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	+	Core Strategy directs new development to previously developed land in the main centres where potential for contamination is possible. The policy will minimise incidences of land contamination.	+	+	+			

<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually</p>	<p>+</p>	<p>Direct positive impacts as policy will reduce minimise incidences of contamination.</p>	<p>+</p>	<p>+</p>	<p>+</p>			

	increased in recent years.							
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	+	Contaminated land has direct effects on wildlife. Policy will minimise incidences of contamination.	+	+	+		

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	0		0	0	0			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	0		0	0	0			

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to</p>	+	Land contamination has direct implications on groundwater. Reducing this will have positive impacts on ground water.	+	+	+			

	<p>105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy require development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013);</p>	0		0	0	0			

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

About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.

SA Tables

Policy DM9: Flats above Shops and Ancillary Accommodation

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	+	Policy will make an additional to housing provision in a direct way.	+	+	+			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	+	Policy promotes high space standards with suitable access to amenity space. This will have positive impacts on	+	+	+			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.		well being.						
3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does not exacerbate existing situation.	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social	0		0	0	0			

	behaviour and crime								
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	+	Policy makes effective use of previously developed land by utilising space above shops for residential accommodation.	+	+	+			

<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	0		0	0	0			
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually</p>	0		0	0	0			

	increased in recent years.								
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	0		0	0	0		Development will contribute towards SPA mitigation.	

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	0		0	0	0			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	0		0	0	0			

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	0		0	0	0			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to</p>	0		0	0	0			

	<p>105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy require development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013);</p>	0		0	0	0			

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

About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.

SA Tables

Policy DM10: Development of Garden Land

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	+	Policy will make a positive addition to housing provision	+	+	+			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	+	Policy will bring forward descent accommodation with positive effects on well being.	+	+	+			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.								
3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does not exacerbate existing situation.	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social	0		0	0	0			

	behaviour and crime								
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	-	The Core Strategy directs development to previously developed land at the main centres. Policy goes against the thrust of this policy direction. It is emphasised that Garden Land can be at sustainable locations.	-	-	-			

<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	0		0	-	-			
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually</p>	0		0	0	0			

	increased in recent years.								
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	-	Garden land has the potential of being habitat to a variety of wildlife. Developing them could have adverse impacts on biodiversity.	-	0	0	A requirement has been added to the policy to protect biodiversity of garden land. In the medium to long term adverse impacts will be mitigated and neutralised.		

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	0		0	0	0			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	0		0	0	0			

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	0		0	0	0			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to</p>	0		0	0	0			

	<p>105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high</p>	0		0	0	0			

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

About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.

Policy DM11: Sub-divisions, Specialist Housing, Conversions and Loss of 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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	+	<p>Policy will make a significant contribution in meeting the housing requirement of the Core Strategy. Policy prevents loss of existing housing stock unless there is a satisfactory justification.</p>	+	+	+			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is</p>	+	<p>Provision of adequate housing has a direct bearing on well being.</p>	+	+	+			

	<p>increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.</p>								
<p>3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does not exacerbate existing situation.</p>	<p>No development permitted in flood plain against advice of Environment Agency.</p>	0		0	0	0			
<p>4. Reduce poverty, crime and social exclusion. Create and maintain safer and more secure communities</p>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime</p>	0		0	0	0			

<p>5. To improve accessibility to all services and facilities</p>	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	+	Policy seeks to make effective use of previously developed land.	+	+	+			
<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are</p>	0		0	0	0			

	<p>busy and congested roads on the area. Working Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified in the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>							
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.</p>	0		0	0	0		
<p>9. Conserve and enhance biodiversity</p>	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNICs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on</p>	0		0	0	0	Where relevant development will be required to contribute towards SPA mitigation.	

	<p>the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>								
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally</p>	0		0	0	0			

	<p>listed buildings. There has been increasing number of properties open to public on heritage days</p>								
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	be achieved by development.								
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey Produce Directory.</p>	0		0	0	0			
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a</p>	0		0	0	0			

	steady decline in the proportion of waste to landfill.								
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to 105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water</p>	0		0	0	0			

	consumption.								
15. Reduce the need to travel . Encourage safe, sustainable transport options and make best use of existing transport infrastructure	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60%</p>	0		0	0	0			

	<p>increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population</p>	0		0	0	0			

	<p>(2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p> <p>About 933 businesses in rural Woking. This is an increase since</p>	0		0	0	0			

	<p>2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.</p>								
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SA Tables

DM12: Custom Build Dwellings

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			
<p>1. Provision of sufficient housing which meets the needs of the community, and which is at affordable price</p>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing</p>	<p>+</p>	<p>The Government has been promoting custom build dwellings. The policy provides an in-principle support and will make a useful contribution to the housing requirement. An addition has been</p>	<p>+</p>	<p>+</p>	<p>+</p>			

	<p>target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>		made to the policy to enable the Council to work with applicants to identify suitable sites.						
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.</p>	+	Provision of decent housing has a direct impact on well being.	+	+	+			
3. Reduce the risk and vulnerability to flooding and harm from flooding and to	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			

make sure that further growth does not exacerbate existing situation.									
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime</p>	0		0	0	0			
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 –</p>	0	At this stage it is not certain where these types of development will be. There is no historic data to establish a trend. Because of viability reasons it is likely	0	0	0			

	2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.		that they may be on greenfield land.						
7. Minimise air, light and noise pollution. Ensure that air quality continues to improve	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	0		0	0	0			
8. Reduce land contamination and safeguard agricultural soil quality	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land</p>	0		0	0	0			

	<p>contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.</p>								
<p>9. Conserve and enhance biodiversity</p>	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	0		0	0	0			

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	0		0	0	0			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes</p>	0		0	0	0			

<p>technologies.</p>	<p>(including SUDS).</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	number of areas. 4 out of 95 local producers were listed in the Surrey Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to</p>	0		0	0	0			

	<p>105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of</p>	+	<p>Schemes can encourage high quality low impact development. It is projected to generate local craftsmanship and employment as well as providing housing. These are the benefits being promoted by</p>	+	+	+			

	<p>unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>		Government.						
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013);</p>	0		0	0	0			

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

About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.

SA Tables

Policy DM13: Building in and adjacent to the 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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	+	Policy could lead to limited housing provision but relatively insignificant	+	+	+			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	+	Impacts on health and well being via provision of housing	+	+	+			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.								
3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does not exacerbate existing situation.	No development permitted in flood plain against advice of Environment Agency.	+		+	+	+			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social	0		0	0	0			

	behaviour and crime								
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	+	Policy makes effective use of previously developed land.	+	+	+			

<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	0		0	0	0			
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually</p>	0		0	0	0			

	increased in recent years.								
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	+	The Council recognises the biodiversity value of previously development land and already has policies in the Core strategy to protect that.	+	+	+			

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	0		0	0	0			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	0		0	0	0			

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	0		0	0	0			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to</p>	0		0	0	0			

	<p>105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy require development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of</p>	+	<p>Policy could help create high quality low impact employment activities through extensions, replacements and alterations.</p>	+	+	+			

	<p>unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013);</p>	+	Potential positive impacts but very marginal.	+	+	+			

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

About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.

SA Tables

Policy DM14: Rural Workers Dwellings

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	+	Policy will help meet the housing needs of rural workers. The rural economy is an essential part of the economy of the area.	+	+	+			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	+	Policy will provide descent accommodation for rural workers. This will have direct benefits on well being of rural	+	+	+			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.		workers.						
3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does not exacerbate existing situation.	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social	0		0	0	0			

	behaviour and crime								
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development were on previously developed land. All new business floorspace were on previously developed land.</p>	0	Policy encourages reuse of existing buildings but overall, the impact on use of previously developed land will be marginal.	0	0	0			

<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	0		0	0	0			
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually</p>	0		0	0	0			

	increased in recent years.								
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	0		0	0	0			

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	0		0	0	0			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	0		0	0	0			

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	0		0	0	0			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to</p>	0		0	0	0			

	<p>105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy require development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>							
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of</p>	<p>0</p>	<p>Policy will contribute positively towards improved management and productivity of rural employment activities.</p>	<p>0</p>	<p>0</p>	<p>0</p>		

	<p>unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013);</p>	0		0	0	0			

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

About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.

SA Tables

Policy DM15: Shops Outside Designated Centres

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	0	Policy allows change of use of shops to residential under certain condition. It will make addition to the housing stock but impact will be marginal.	0	0	0			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	0	Impacts on housing provision and employment generation will be insignificant.	0	0	0			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.								
3. Reduce the risk and vulnerability to flooding and harm from flooding.	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime	0		0	0	0			
5. To improve accessibility to all services and	Targets: improve accessibility to all services and facilities.	-	Policy could lead to loss of shops outside designated	-	0	0	Policy ensures that there		

<p>facilities</p>	<p>Trends: increased accessibility to local services by public transport over last three years.</p>		<p>centres. This will be neutralised by the other part of the policy that supports new Farm Shops and Retail Nurseries.</p>				<p>is alternative provision nearby if a shop is lost..</p>		
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	<p>+</p>	<p>Policy makes best use of previously developed land.</p>	<p>+</p>	<p>+</p>	<p>+</p>			
<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill.</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	The main sources of air pollutants are busy and congested roads on the area. Working Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified in the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.								
8. Reduce land contamination and safeguard agricultural soil quality	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.</p>	+	Policy ensures that contaminated land is addressed.	0	0	0			
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNICs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	0		0	0	0			

	<p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>								
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p>	0		0	0	0			

	<p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>								
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	be achieved by development.								
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey Produce Directory.</p>	0		0	0	0			
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a</p>	0		0	0	0			

	steady decline in the proportion of waste to landfill.								
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to 105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water</p>	0		0	0	0			

	consumption.								
15. Reduce the need to travel . Encourage safe, sustainable transport options and make best use of existing transport infrastructure	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy require development that generates significant traffic to be accompanied by travel plans. The area continue to have significant investment in cycle infrastructure. There has been 60%</p>	0		0	0	0			

	<p>increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population</p>	+	<p>Policy could lead to marginal employment activities in the rural parts of the Borough and diversification of rural economic activities.</p>	+	+	+			

	(2012/13). Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated							
17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p> <p>About 933 businesses in rural Woking. This is an increase since</p>	+	Policy could marginally lead to the diversification of the rural economy.	+	+	+		

<p>2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.</p>								
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SA Tables

Policy DM16: Servicing 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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	0	Policy will support the effective functioning of housing.	0	0	0			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	0		0	0	0			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.								
3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does not exacerbate existing situation.	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social	0		0	0	0			

	behaviour and crime								
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	0		0	0	0			
7. Minimise air, light and noise pollution. Ensure that air quality continues to improve	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p>	+	Deliveries are a significant source of congestion, air and noise pollution due to often unreasonable time	+	+	+			

	<p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>		<p>of the deliveries and problems with parking. Policy will help minimise these impacts.</p>						
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.</p>	0		0	0	0			
<p>9. Conserve and enhance biodiversity</p>	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but</p>	0		0	0	0			

	<p>recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>								
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>								
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to</p>	<p>+</p>	<p>Policy will help minimise car/truck borne emissions and consequently have positive impacts on climate change.</p>	<p>+</p>	<p>+</p>	<p>+</p>			

	be achieved by development.								
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey Produce Directory.</p>	0		0	0	0			
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a</p>	0		0	0	0			

	steady decline in the proportion of waste to landfill.								
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to 105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water</p>	0		0	0	0			

	consumption.								
15. Reduce the need to travel . Encourage safe, sustainable transport options and make best use of existing transport infrastructure	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60%</p>	0		0	0	0			

	<p>increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population</p>	<p>0</p>	<p>Policy will help improve deliveries to serve new development. The is critical to the productivity of businesses.</p>	<p>0</p>	<p>0</p>	<p>0</p>			

	(2012/13). Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated								
17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p> <p>About 933 businesses in rural Woking. This is an increase since</p>	0		0	0	0			

<p>2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.</p>								
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SA Tables

Policy DM17: Public Realm

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	0	Policy will have complementary positive impacts on housing. It will enhance the environment and functioning of housing provision.	0	0	0			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	+	Provision of public realm facilitates community interaction and positive impacts on well being.	+	+	+			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.								
3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does not exacerbate existing situation.	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social	+	Policy offers positive impacts on social interaction and on the fear of crime.	+	+	+			

	behaviour and crime								
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	Public realm is an effective community facility to bring people together.	+	+	+			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	0		0	0	0			

<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	0		0	0	0			
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually</p>	0		0	0	0			

	increased in recent years.								
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	0		0	0	0			

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	0		0	0	0			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	0		0	0	0			

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	0		0	0	0			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to</p>	0		0	0	0			

	<p>105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013);</p>	0		0	0	0			

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

About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.

SA Tables

Policy DM18: Advertising and Signs

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	0		0	0	0			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	0		0	0	0			

	<p>South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.</p>								
<p>3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does not exacerbate existing situation</p>	<p>No development permitted in flood plain against advice of Environment Agency.</p>	0		0	0	0			
<p>4. Reduce poverty, crime and social exclusion. Create and maintain safer and more secure communities</p>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social</p>	0		0	0	0			

	behaviour and crime								
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	0		0	0	0			

<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	<p>0</p>	<p>Policy will help control the effects of light pollution.</p>	<p>0</p>	<p>0</p>	<p>0</p>			
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	increased in recent years.								
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	0		0	0	0			

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	0		0	0	0			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	0		0	0	0			

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to</p>	0		0	0	0			

	<p>105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>							
16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of</p>	0	Advertising and sign has indirect positive impacts on economic activity.	0	0	0		

	<p>unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013);</p>	<p>0</p>	<p>Advertising and sign has indirect positive impacts on economic activity.</p>	<p>0</p>	<p>0</p>	<p>0</p>			

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

About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.

SA Tables

Policy DM19: Shopfronts

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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	0		0	0	0			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	0		0	0	0			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.								
3. Reduce the risk and vulnerability to flooding and harm from flooding.	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime	0	Policy has indirect positive impacts on safety.	0	0	0			
5. To improve accessibility to all services and	Targets: improve accessibility to all services and facilities.	0		0	0	0			

<p>facilities</p>	<p>Trends: increased accessibility to local services by public transport over last three years.</p>								
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			
<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>								
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.</p>	0		0	0	0			
<p>9. Conserve and enhance biodiversity</p>	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	0		0	0	0			

	<p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>								
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications.</p>	0		0	0	0			

	<p>Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>								
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	be achieved by development.								
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey Produce Directory.</p>	0		0	0	0			
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a</p>	0		0	0	0			

	steady decline in the proportion of waste to landfill.								
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to 105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water</p>	0		0	0	0			

	consumption.								
15. Reduce the need to travel . Encourage safe, sustainable transport options and make best use of existing transport infrastructure	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy require development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60%</p>	0		0	0	0			

	<p>increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population</p>	0	Shopfronts has indirect positive impacts on retail activity.	0	0	0			

	(2012/13). Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated								
17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p> <p>About 933 businesses in rural Woking. This is an increase since</p>	0		0	0	0			

	<p>2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.</p>								
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SA Tables

Policy DM20: Heritage Assets and their setting

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			
<p>1. Provision of sufficient housing which meets the needs of the community, and which is at affordable price</p>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>								
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.</p>	0		0	0	0			
3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does	<p>No development permitted in flood plain against advice of Environment Agency.</p>	0		0	0	0			

not exacerbate existing situation.									
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime</p>	0		0	0	0			
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being</p>	0		0	0	0			

	met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.								
7. Minimise air, light and noise pollution. Ensure that air quality continues to improve	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	0		0	0	0			
8. Reduce land contamination and safeguard agricultural soil quality	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land</p>	0		0	0	0			

	contamination Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.								
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	0		0	0	0			

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	<p>+</p>	<p>Policy will directly help preserve to Heritage Assets.</p>	<p>+</p>	<p>+</p>	<p>+</p>			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	0		0	0	0			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: achieve at least 'good' status in all water bodies by 2015. Decrease consumption of water to 105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality,</p>	0		0	0	0			

	<p>Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy require development that generates significant traffic to be accompanied by travel plans. The area continues to</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p> <p>About 933 businesses in rural Woking. This is an increase since</p>	0		0	0	0			

	<p>2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.</p>								
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SA Tables

Policy DM21: Education Facilities

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			
<p>1. Provision of sufficient housing which meets the needs of the community, and which is at affordable price</p>	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing</p>	<p>0</p>	<p>The provision of educational facilities is an essential infrastructure to support housing provision.</p>	<p>0</p>	<p>0</p>	<p>0</p>			

	<p>target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>								
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.</p>	+	Education provision has positive impacts on well being.	+	+	+			
3. Reduce the risk and vulnerability to flooding and harm from flooding.	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			

<p>4. Reduce poverty, crime and social exclusion. Create and maintain safer and more secure communities</p>	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.</p> <p>Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social behaviour and crime</p>	<p>+</p>	<p>Education provision will promote social cohesion and interaction by bringing families together. It also has potential to help reduce poverty in the long term.</p>	<p>+</p>	<p>+</p>	<p>+</p>			
<p>5. To improve accessibility to all services and facilities</p>	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	<p>+</p>	<p>Policy will provide access to education facilities.</p>	<p>+</p>	<p>+</p>	<p>+</p>			
<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business</p>	<p> </p>	<p>The impacts will depend on what is being proposed. A significant part of the policy is about replacement, expansion on existing sites, and change of use. These are likely to utilise previously developed land. However, new</p>	<p> </p>	<p> </p>	<p> </p>			

	floorspace were on previously developed land.		school provision may be provided on greenfield land.						
7. Minimise air, light and noise pollution. Ensure that air quality continues to improve	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	0		0	0	0			
8. Reduce land contamination and safeguard agricultural soil quality	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and</p>	0		0	0	0			

	provision of 198 dwellings. The number of sites of potential land contamination concern has gradually increased in recent years.								
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	0		0	0	0			

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	0		0	0	0			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	0		0	0	0			

	<p>emissions (to 2010); increase in sustainably constructed dwellings.</p> <p>Progressive improvement in CO2 emissions. Significant increase in amount of design stage certificates received to achieve code for sustainable construction (17 in 2012 and 358 in 2013). CHP and low carbon district heating development has been limited but the recently adopted Climate Change SPD will facilitate take up. Emission of Greenhouse gases from Council properties reduced by 80%. Core Strategy set targets for code levels to be achieved by development.</p>								
<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	0		0	0	0			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to</p>	0		0	0	0			

	<p>105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key</p>	0	<p>The Council will continue to promote Travel Plans to manage the travel needs of schools. This will minimise the need to travel by car.</p>	0	0	0			

	<p>services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>								
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of</p>	<p>0</p>		<p>0</p>	<p>0</p>	<p>0</p>			

	<p>unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013);</p>	0		0	0	0			

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

About 933 businesses in rural Woking. This is an increase since 2001 (693). Woking's competitiveness ranking in UK is 41 by 2013. Since 2010, there has been a reduction of 8,462 sq.m of B1, B2, B8 floorspace. This could be due to the new permitted development rights.

SA Tables

Policy DM22: Communication 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 which meets the needs of the community, and which is at affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Improvement to number of unfit homes. 20 gypsy and traveller pitches from 2012-2027, +9 pitches from 2027-2040.</p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend).</p> <p>Number of households on housing register high but decreasing.</p>	0	Communication infrastructure is essential to support housing development with indirect positive benefits.	0	0	0			
2. Facilitate the improved health and well-being and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.</p> <p>Trends: 86.3% of people describe their health as good, higher than</p>	0		0	0	0			

	South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.								
3. Reduce the risk and vulnerability to flooding and harm from flooding and to make sure that further growth does not exacerbate existing situation.	No development permitted in flood plain against advice of Environment Agency.	0		0	0	0			
4. Reduce poverty, crime and social exclusion . Create and maintain safer and more secure communities	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. Trends: isolated areas experiencing increased deprivation. Total incidence of crime dropping, but robberies and vehicle interference has increased. Increase in percentage of people who believe the police and council are dealing with anti-social	0		0	0	0			

	behaviour and crime								
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities.</p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	0		0	0	0			
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Economic development to be directed to urban centres and employment areas. Indicative density ranges given in Policy CS10.</p> <p>Trends: since 2012, the target is being met and exceeded. Between 2012 – 2013, 98.2% of residential development was on previously developed land. All new business floorspace were on previously developed land.</p>	0		0	0	0			

<p>7. Minimise air, light and noise pollution. Ensure that air quality continues to improve</p>	<p>Targets: improve air quality and maintain low levels of light and noise pollution.</p> <p>Trends: one AQMA (increasing trend).</p> <p>Air quality is generally good and in the main meets health based standards set by the Government. An Air Quality Management Area has been established on Anchor Hill in Knaphill. The main sources of air pollutants are busy and congested roads on the area. Woking Transport Strategy identifies specific measures to mitigate transport impacts of future development. The measures are also identified the Council's Regulation 123 List for Community Infrastructure Levy (CIL) contributions.</p>	0		0	0	0			
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.</p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination</p> <p>Remediation of Westfield Tip and provision of 198 dwellings. The number of sites of potential land contamination concern has gradually</p>	0		0	0	0			

	increased in recent years.								
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity.</p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p> <p>No quantifiable data at local level on the creation and enhancement of BAP priority habitats. However, data is expected to be forthcoming in the near future. Majority of SSSIs are in favourable recovering condition. Council has sufficient SANG land to mitigate against impacts of housing on the SPAs. Nightjar numbers are relatively stable since 2006, Dartford Warbler has seen 36% increase since 2010 (but overall decline of 92.6%). Woodlark slight decline since 2006.</p>	0		0	0	0			

<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural/ archaeological/ historic environments and heritage assets & cultural assets and landscapes</p>	<p>Targets: preserve and enhance cultural and historic features. Improved provision of open space.</p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Ongoing appraisal of Conservation Areas.</p> <p>Majority of residents satisfied with cultural and recreational facilities.</p> <p>In 2012 – 13 the Council approved 22 listed building applications, which was 71% of all listed building applications. Of these 17 were works to locally listed buildings. There has been increasing number of properties open to public on heritage days</p>	0		0	0	0			
<p>11. Reduce the causes of climate change particularly by increasing energy efficiency and production from low and zero carbon technologies.</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. Dwellings to meet energy and water categories of Code Level 4. Increase green infrastructure for adaptation purposes (including SUDS).</p> <p>Trends: decreasing local CO2</p>	0		0	0	0			

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<p>12. Reduce the impact of consumption of resources by using sustainably produced and local products</p>	<p>Targets: increase use of locally produced resources.</p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p> <p>In 2013 there were 11 allotment sites and 814 plots (in June 2009, there were 779 allotment plots). There is still unmet demand for allotments in a number of areas. 4 out of 95 local producers were listed in the Surrey</p>	0		0	0	0			

	Produce Directory.								
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p> <p>43.9% in 2009/10 and 59.1% in 2012/13. Woking has now surpassed its 2010 recycling target for third consecutive year (nearly 60%). Woking is above average performance in recycling. There is a steady decline in the proportion of waste to landfill.</p>	0		0	0	0			
14. Maintain and improve the water quality of the regions rivers and groundwater and manage water resources sustainably	<p>Targets: To prevent any deterioration in the ecological status of all WFD water bodies.</p> <p>To get all water bodies not currently at good ecological status to good by 2021 and no later than 2027..</p> <p>Decrease consumption of water to</p>	0		0	0	0			

	<p>105 litres/person/day in homes.</p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p> <p>The quality of Waterways needs to improve. For example, Hoe Stream has poor ecological quality, Basingstoke Canal is moderate quality and Wey is also moderate. Water consumption is high and needs to be reduced. Thames region saw an overall 8% reduction in water pollution incidents between 2007 and 2008. Area has been identified as having water stress. The Climate Change SPD has measures to minimise water consumption.</p>								
<p>15. Reduce the need to travel. Encourage safe, sustainable transport options and make best use of existing transport infrastructure</p>	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services.</p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011); increase in cycling infrastructure; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key</p>	<p>0</p>	<p>Whilst the policy deals with the installation of communication infrastructure, the use of it in future will be one of the most effective means to reduce the need to travel. For example, it will enable people to work from home and at locations</p>	<p>0</p>	<p>0</p>	<p>0</p>			

	<p>services</p> <p>Proportion of children travelling to school by car has not significantly changed since 2001. Core Strategy requires development that generates significant traffic to be accompanied by travel plans. The area continues to have significant investment in cycle infrastructure. There has been 60% increase in dedicated cycle facilities in the area between 2008 and 2011. This is encouraging a shift from car based travel to cycling for short/medium distance journeys. The railway station is the fourth busiest in the South East (excluding London). The Core Strategy directs most new development to the main centres where service and facilities are mainly located to minimise the need to travel.</p>		<p>closer to where they live. The policy will facilitate that.</p>						
<p>16. Maintain high and stable levels of employment and productivity, encourage high quality low impact development & education for all.</p>	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education.</p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of</p>	<p>0</p>	<p>The use of communication infrastructure has direct positive impacts on productivity.</p>	<p>0</p>	<p>0</p>	<p>0</p>			

	<p>unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p> <p>Between 2012/13 83.7% of the population were economically active (77.3% in the South East). This is an increase on the previous two years. Number of people claiming Job Seekers Allowance continue to fall. Population is highly educated</p>								
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy & support and enhance the economies of town, district, local and neighbourhood centres.</p>	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space.</p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013);</p>	<p>0</p>	<p>There are significant indirect positive impacts. Communication infrastructure is enabling many businesses to set up with minimum space requirements and ability to trade world-wide.</p>	<p>0</p>	<p>0</p>	<p>0</p>			

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

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