



Outlook, Amenity, Privacy & Daylight Supplementary Planning Document (SPD)

Sustainability Appraisal & Strategic
Environmental Assessment Report

Woking Local Development Framework
July 2008



Summary and Outcomes

Non Technical Summary and Statement of Likely Significant Effects

Appraisal of the Outlook, Amenity, Privacy and Daylight Supplementary Planning Document (the SPD) against sustainability criteria has identified that the likely contribution the SPD would make to economic, social and environmental objectives would be strongly beneficial.

The SPD supplements Policy HSG21 of the adopted Borough Local Plan 1999 with the aim of providing detailed guidance on how building layout and design can achieve a balance between outlook, amenity, privacy and daylight. It is inherent to the policy, therefore, that strong benefits are likely in terms of the health of residents, primarily through more privacy and balanced exposure to daylight and the quality of the streetscape would improve. Greater southerly orientation of buildings and windows would also help improve the energy performance of buildings, although the maximisation of environmental benefits such as reducing waste and managing water resources through good design will rely on the implementation of other policies in the forthcoming Local Development Framework and the adoption of further detailed guidance such as the Climate Neutral SPD. The SPD provides a greater level of certainty that the objectives of Policy HSG21 will deliver benefits but retains sufficient flexibility to allow higher densities of housing where necessary.

Statement of the Difference the Process has made

Undertaking a Sustainability Appraisal of the Outlook, Amenity, Privacy and Daylight SPD furthers the promotion of sustainable development across the Borough.

Two options, Option 1 and Option 2, suggested no SPD be produced, instead relying on the implementation of Policy HSG21 and the existing Supplementary Planning Guidance. It is not considered that either option would have led to any adverse impact. However, the opportunity to maximise benefits through incorporating guidance in recently issued government advice such as the Manual for Streets and Code for Sustainable Homes would be less likely to be fully integrated with the objectives of improving outlook, amenity, privacy and daylight.

Option 3, Option 4 (both involving revision of the existing SPG) and Option 5 (a design guide with a wider scope) all offer the opportunity to address these concerns and there is little to discern between these three options in terms of delivering sustainability benefits. Selecting a preferred option from these is, therefore, considered to be more a matter of concern for the mechanism for managing delivery rather than the process of sustainability appraisal.

Option 3 is the preferred option put forward in the SPD whereby developers will be required to demonstrate how proposals are in accordance with the guidance in the SPD through Design and Access Statements. Appraisal identified that there would be a degree of uncertainty concerning how achieving appropriate town centre densities might be compatible with the objectives of the SPD and this is addressed to a degree in Section 2 of the SPD. Other issues where uncertainty has emerged are safety and noise. The former is addressed for the context of this SPD at paragraph 4.5 and it is considered that the latter is more appropriately addressed through other policies in the Local Development Framework (LDF). Some aspects of sustainable design are inherent to the SPD, notably passive solar gain. It is considered, however, that

delivering maximum benefits with respect to sustainable design is also more appropriately addressed through other policies in the Local Development Framework, notably the Climate Neutral SPD.

Compliance with SEA Directive/ Regulations

Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive) requires certain plans prepared after 21st July 2004 to be the subject of an Environmental Assessment (EA).

The SEA Directive has been transposed into UK Law through the Environmental Assessment of Plans and Programmes Regulations 2004. The legislation requires an SEA to:

- Identify, describe and evaluate likely significant environmental effects of the proposed plan or programme
- Consider reasonable alternatives.

To ensure these requirements are clearly identified, this Report uses text boxes to signpost relevant information:

Compliance with SEA Directive

For ease of reference, a text box is used to identify the relevant information in this Report which fulfils the requirements of the SEA Directive.

Contents

		pages
1.0	Introduction and Context Setting	4
2.0	Background	7
3.0	Sustainability Baseline, Objectives, Context	8
4.0	Plan Issues, Options and Preferred Options	23
5.0	Implementation	26
<hr/>		
Appendix 1	Summary of responses to the Scoping Report	27
Appendix 2	Relationship to other plans and policies	29
Appendix 3	Derivation of Objectives and Indicators	76
Appendix 4	Baseline	78
Appendix 5	List of Consultees	97
Appendix 6	Summary of responses to the Final Sustainability Appraisal Report	101
Appendix 7	Appraisal of Policy HSG21	103
Appendix 8	Appraisal of Options for SPD	104

1.0 Introduction and Context Setting

- 1.1 Woking Borough Council is taking steps to replace its adopted Woking Borough Local Plan 1999 with a new Local Development Framework (LDF) as required by the Planning and Compulsory Purchase Act 2004. The LDF will comprise a series of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) which will be prepared in stages as set out in the Council's Local Development Scheme (LDS).
- 1.2 This document is the Sustainability Appraisal Report for a Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA) of the Outlook, Amenity, Privacy and Daylight SPD.
- 1.3 The SPD will amplify Policy HSG21: Outlook, Amenity, Privacy and Daylight of the Woking Borough Local Plan 1999 which states that:

RESIDENTIAL DEVELOPMENT WILL ONLY BE PERMITTED WHERE THE DESIGN AND LAYOUT ACHIEVES THE FOLLOWING CRITERIA:-

- i) SUITABLE OUTLOOK AND DAYLIGHT IS PROVIDED FOR ALL HABITABLE ROOMS TO DWELLINGS;
- ii) ADEQUATE PRIVACY IS AFFORDED BETWEEN THE HABITABLE ROOMS OF RESPECTIVE DWELLINGS TOGETHER WITH THEIR ASSOCIATED PRIVATE AMENITY AREAS;
- iii) A SUITABLY LOCATED AREA OF SOFT LANDSCAPE IS PROVIDED FOR THE AMENITY OF EACH DWELLING APPROPRIATE IN SIZE TO BOTH THE TYPE OF ACCOMMODATION AND THAT CHARACTERISTIC OF THE LOCALITY;
- iv) THE SITING OF NEW DEVELOPMENT DOES NOT ADVERSELY AFFECT THE OUTLOOK, AMENITY, PRIVACY AND DAYLIGHTING OF EXISTING DWELLINGS.

- 1.4 It is the intention of the Council to review the SPD so that it will supplement a new Core Strategy policy in due course.

Approach to the Sustainability Appraisal

- 1.5 The SA was undertaken in line with Government guidance set out in "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents" which was published in November 2005.
- 1.6 The level of detail and the scope of the SA were established at an early stage by key stakeholders as part of the consultation on the Scoping Report (April – May 2007).
- 1.7 An overview of the SA process is described in the table below.

Table 1: Overview of the SA Process

Pre-Production
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
Tasks
<ul style="list-style-type: none">Identify and review other relevant policies, plans and programmes, and sustainable development objectives that will affect or influence the SPD.

<ul style="list-style-type: none"> • Collect relevant social, environmental and economic baseline information. • Identify key sustainability issues for the SA to address.
<ul style="list-style-type: none"> • Develop the SA framework, consisting of the sustainability objectives, indicators and targets.
<ul style="list-style-type: none"> • Test the SPD objectives against the sustainability objectives and whether the SPD objectives are consistent with one another.
<ul style="list-style-type: none"> • Produce Scoping Report and consult Consultation Bodies and other key stakeholders on the scope of the appraisal and the key issues and possible options for solutions.
Production
Stage B: Developing and refining options
Tasks
<ul style="list-style-type: none"> • Carry out appraisal of the SPD options and make recommendations for improvement. • Consult on initial SA Report and issues and options.
Stage C: Appraising the effects of the draft SPD
Tasks
<ul style="list-style-type: none"> • Predict the effects and carry out detailed assessment of the effects of the draft SPD. • Propose measures to maximise beneficial effects and mitigate adverse effects. • Develop proposals for monitoring. • Prepare the final SA Report of the draft SPD.
Stage D: Consultation on the SA Report and draft SPD
Tasks
<ul style="list-style-type: none"> • Consult on the final SA Report along with the draft SPD. • Carry out, where necessary, appraisal of any significant changes made as a result of representations.
Adoption and monitoring
Tasks
<ul style="list-style-type: none"> • Inform consultees that SPD has been adopted. • Issue statement summarising information on how the SA results and consultees' opinions were taken into account, reasons for choice of options, and proposals for monitoring, including in relation to any recommended changes. • Make SPD and SA Report available for public viewing.
Stage E: Monitoring implementation of the SPD
Tasks
<ul style="list-style-type: none"> • Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects. • Undertake appropriate remedial action where necessary.

Who Conducted the Sustainability Appraisal

1.8 The Sustainability Appraisal was conducted in-house by the Principal Planning Officer for Design and Conservation and the Local Development Framework Working Group. An Independent Planning and Sustainability Consultant was appointed to appraise this SAR in order to ensure that all procedures had been followed correctly.

Who was Consulted, When and How

Compliance with the SEA Directive

An Environmental Report should provide information on how Authorities which are likely to be concerned by the environmental effects of implementing the DPD have been consulted when deciding on the scope and level of detail of

the information. (SEA Directive, Article 5.4) The public should be afforded an 'early and effective opportunity' to comment on the document. (SEA Directive, Article 6.2).

- 1.9 The Outlook, Amenity, Privacy and Daylight SPD was adopted by the Council on 10 July 2008. An early stakeholder engagement on the SA Scoping Report was undertaken between April and May 2007. Responses were invited from a range of organisations, including the three statutory consultees. They are Natural England, English Heritage and the Environment Agency. The general public were also informed of the consultation via a newsletter. A summary of the early engagement consultation comments and the Council's response can be found at Appendix 1.
- 1.10 From 22 February to 4 April 2008, a formal consultation on the Outlook, Amenity, Privacy and Daylight SPD - Sustainability Appraisal and Strategic Environmental Assessment was undertaken in accordance with Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004. Again, responses were invited from a range of organisations, including the three statutory consultees. A full list of consultees can be found at Appendix 5.
- 1.11 Two consultation responses were received in respect of this report. Natural England made no comments on the SA Report, but suggested that the Council should include the document 'Environmental quality and spatial planning incorporating the natural, built and historic environment and rural issues in plans and strategies' in its checklist of other plans and policies which have a bearing on the Local Development Framework and its Sustainability Appraisal (see Appendix 2 of this report in reference to which it has been included). A summary of the consultation comments and the Council's response can be found at Appendix 6.
- 1.12 To meet the requirements of Regulations 18 & 19 of the Town & Country Planning (Local Development) (England) Regulations 2004, the representations received on the SA, and how these have been addressed, together with those on the SPD itself have been published in a consultation statement which can be viewed on the Council's website: www.woking.gov.uk/ldf

Difficulties Encountered

- 1.13 The recent introduction of the SA process in to the planning system has inevitably led to some difficulties in gathering appropriate data. A particular problem has been obtaining data at the local level. Proposals to overcome some of these problems are presented in the monitoring schedule (see section 5). An Annual Sustainability Monitoring Report will identify whether further data is required to properly understand sustainability trends and issues with respect to the SPD.

2.0 Background

Purpose of the Sustainability Appraisal and Sustainability Appraisal Report

- 2.1 The purpose of SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of the Outlook, Amenity, Privacy and Daylight SPD. The SA considers the implications of the SPD from a social, economic and environmental perspective, by assessing options and the emerging SPD against available baseline data and sustainability objectives.
- 2.2 The purpose of this Sustainability Appraisal Report (SAR) is to set out the context and findings of the SA. The aim has been to ensure that the SA is comprehensive, and addresses all relevant issues and objectives by enabling input from key stakeholders and consultation bodies at different stages in the process.

Plan Objectives and Outline of Contents

- 2.3 Policy HSG21 of the Council's adopted Woking Borough Local Plan 1999 requires residential development to achieve suitable outlook and daylight for all habitable rooms and dwellings, adequate privacy and amenity.
- 2.4 The purpose of this SPD is to ensure that suitable outlook, amenity, privacy and daylight requirements can be achieved in new residential developments and maintained for existing residential areas. The adopted SPD supersedes former Supplementary Planning Guidance (SPG) on the delivery of Policy HSG21.

Specific Objectives of the SPD

- 2.5 The SPD seeks to:
- a) secure well designed housing layouts that will result in attractive and high quality residential environments
 - b) help in securing the more efficient use of land for development through the review of planning standards
 - c) help to promote sustainable energy consumption of new residential development by encouraging the design of layouts which make beneficial use of daylight and sunlight and reduce the impact of overshadowing, in accordance with the advice in the BRE guidance
 - d) help to promote the design of residential environments for healthy living through ease of access to natural daylight and sunlight
 - e) help to provide greater clarity and certainty over the assessment of high quality design for developers and designers when preparing development proposals and
 - f) help in supporting planning decisions to reject poor quality designs by providing clear design guidance which is adopted by the local planning authority.

3.0 Sustainability Objectives, Baseline and Context

Links to Other Plans, Policies and Programmes

Compliance with the SEA Directive

The Environmental Report should provide information on the relationship of the plan with other relevant plans and programmes (Annex 1a). It should detail how the environmental protection strategies established at international, European Community or national level and are relevant to the plan or programme have been taken into account during its preparation (Annex 1a and 1e).

- 3.1 This first stage of SA involves an assessment of how the SPD is affected by other plans, programmes and sustainability objectives that may be laid down in policy or legislation. In particular, the first stage examines how the SPD is affected by any key sustainability requirements of those plans, programmes and specifically their environmental objectives.
- 3.2 The various international, national, regional, county and local level plans, strategies, programmes, policies and guidance documents have been identified and their relationship to the SPD explored. Appendix 2 shows the key objectives of each related plan and strategy for the whole LDF and the following text considers how they may affect the SPD. This helps to identify potential synergies to be considered and any inconsistencies and constraints which may need to be addressed.
- 3.3 Analysis of the relationship between the objectives of a SPD and other related plans and policies were compatible and that revision of the SPG provides an opportunity to integrate the advice in government documents such as Manual for Streets, Secured by design, and the Code for Sustainable Homes (see Appendix 2 for further details).
- 3.4 The Manual for Streets raises the importance of the design process in delivering people-orientated streets and the Code for Sustainable Homes sets higher standards for energy efficiency (and reducing CO₂ emissions) the management of water use; the efficient use of materials which are less harmful to the environment, reduction in pollution, and the improvement in the health and well-being credentials as well as support for biodiversity.
- 3.5 Secured by Design 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.

The Sustainability Appraisal Framework

- 3.6 The purpose of the SA Framework is to provide a means by which the sustainability of Local Development Documents can be appraised. The SA Framework consists of objectives which, where possible, are expressed in the form of targets, the achievement of which is measurable through the use of identified indicators.

- 3.7 The proposed SA Objectives for Woking have been derived from sustainability objectives identified in other key documents, namely: 18 Themes for a Sustainable Woking (2000); Woking's Community Strategy; The Integrated Regional Framework and the SEA Directive. The objectives and indicators have been subject to several rounds of consultation since 2005, and have been amended as and when necessary. The proposed objectives and indicators are shown in Table 2, below. Full details of the derivation of the objectives and indicators can be found at Appendix 3. The Council has recently updated the Themes for a Sustainable Woking. There are now 16 sustainable themes in the checklist, all of which have been covered in the current SA Framework.
- 3.8 Figure 1 (p.13), is the result of an exercise to determine the internal compatibility of the proposed objectives.

Table 2: SA Framework - Objectives and Indicators for Woking Borough Council

Objective	Indicator
<i>Social</i>	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul style="list-style-type: none"> a) Housing completions compared to Structure Plan allocation b) Affordable housing provision c) Number of households on the housing register d) Number of unfit homes e) Proportion of new dwellings by size and type f) Average house price against average earnings (lower quartile) g) Provision of accommodation for gypsies, travellers and travelling showpeople
2. Improve the health and well-being of the population and reduce inequalities in health	<ul style="list-style-type: none"> a) Percent of people who describe their health as good b) Percent of people who describe their health as not good c) Percent of people with a limiting long term illness d) Life expectancy e) Death rates from circulatory disease, cancer, accidents and suicide f) Number of people using sports/ leisure facilities and local parks and open spaces g) Woodlands Access Standard
3. To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment.	<ul style="list-style-type: none"> a) Amount of development permitted in the flood plain against the advice of the Environment Agency b) Number of properties alleviated from flood risk. c) Number of planning applications for new residential and commercial development incorporating a Sustainable Drainage System d) Area of floodplain development above the baseline
4. Create and maintain safer and more secure communities	<ul style="list-style-type: none"> a) Number of domestic burglaries per 1,000 population b) Number of Violent offences per 1,000 population c) Number of Vehicle crimes per 1,000 population d) Percent of local people who feel safe in their environment. e) Number killed or seriously injured
5. Encourage opportunities for decision making and information for all.	<ul style="list-style-type: none"> a) Percent of population who feel they can influence local decisions. b) Up to date Statement of Community Involvement (SCI)

Objective	Indicator
6. Create and sustain vibrant communities	<ul style="list-style-type: none"> a) Percent of people who say they are satisfied with their local area as a place to live b) Provision of community and leisure facilities. c) Number of areas within Woking that are in the top 20% deprived areas nationally. d) Provision of key services in the town and village centres e) Proportion of convenience stores in local centres f) Has an Equalities Impact Assessment been undertaken?
<i>Environment</i>	
7. Make the best use of previously developed land and existing buildings.	<ul style="list-style-type: none"> a) Percent of new dwellings on previously developed land b) Percent of new business floorspace built on previously developed land c) Amount of derelict land d) Housing densities in the urban area
8. Ensure that air quality continues to improve.	<ul style="list-style-type: none"> a) Number of days when air pollution is moderate or high b) Population living in an Air Quality Management Area
8a. Prevent and Control Pollution	<ul style="list-style-type: none"> a) Number of complaints to Environmental Health about odour, dust and noise. b) Proportion of new developments adhering to ILE guidance on light pollution in part or in full.
9. Conserve and enhance biodiversity.	<ul style="list-style-type: none"> a) Creation of new/ enhancement of existing habitats for BAP priority species. b) Condition of SSSIs, SNCIs, LNRs and pSPA c) Length/area of high quality hedgerows d) Achievement of BAP targets (including HAP) e) Population of farmland birds
10. Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets and landscapes of Woking.	<ul style="list-style-type: none"> a) Number of listed buildings, locally listed buildings, ancient monuments and conservation areas b) No. of conservation area character appraisals. c) Number of Listed Buildings and ancient monuments at risk of decay d) Access to and use of the natural environment e) Proportion of residents who are satisfied with cultural and recreational facilities f) Number of properties open to the public on heritage days g) Historic landscapes h) Number of sites in areas of high archaeological potential where development takes place without prior assessment.
11. Maintain agricultural soil quality and reduce the number of sites that are contaminated.	<ul style="list-style-type: none"> a) Development on best and most versatile agricultural land b) Percent of Local Authority area inspected for contaminated land annually c) Area of land affected by contamination brought back in to beneficial use
12. Reduce the causes of climate change and prepare for its impacts	<ul style="list-style-type: none"> a) Emissions of greenhouse gases from energy consumption, transport, land use and waste management b) Emissions of greenhouse gases from Council-run properties c) Capacity during 'critical periods' to supply water without the need for restrictions

Objective	Indicator
<i>Natural resources</i>	
13. Reduce the impact of consumption of resources by using sustainably produced and local products.	<ul style="list-style-type: none"> a) Sustainable material components of EcoHomes and BREEAM assessed developments. b) Number of local food producers from Woking area listed in the Surrey Produce Directory c) Number of allotments in the Borough and percent vacant
14. Reduce waste generation and disposal and achieve management of waste.	<ul style="list-style-type: none"> a) Percent of total tonnage of municipal solid waste that has been recycled, composted, used to recover heat, power and other energy sources, and landfilled. b) Total tonnage of waste produced.
15. Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	<ul style="list-style-type: none"> a) Rivers of Good and Fair chemical and biological quality b) Per Capita Consumption of water c) Incidents of major and significant water pollution d) No of dwellings incorporating greywater/ rain water harvesting e) Pressure on water resources
16. Increase energy efficiency and the proportion of energy generated from sustainable renewable sources in order to ensure energy resources management.	<ul style="list-style-type: none"> a) Capacity for production of energy from renewable sources b) Carbon index and SAP Ratings for new buildings.
<i>Economic</i>	
17. Maintain high and stable levels of employment and productivity encourage high quality low impact development and improve levels of skills, training and education for all.	<ul style="list-style-type: none"> a) Economic activity b) Number of jobs in the Borough c) Proportion of people claiming unemployment benefits d) Percentage increase <i>and decrease</i> in the number of VAT registered businesses in Woking e) Productivity: Gross Value Added (GVA) f) Percent of population of working age with GCSE or equivalent as highest qualification achieved. g) % of 16 year olds staying on in education h) Proportion of adults with poor literacy and numeracy i) Number of people in vocational training j) Wages
18. Provide a range of commercial development opportunities to meet the needs of the economy and in particular, support and enhance the economies of town and local centres.	<ul style="list-style-type: none"> a) Number of businesses in rural areas b) Amount of commercial and industrial floorspace c) Amount of vacant commercial and industrial floorspace d) Vacant floorspace in the town and village centres e) Percent of older/ vacant commercial properties refurbished or replaced
19. Minimise the adverse impact of emissions arising from the use of transport.	<ul style="list-style-type: none"> a) Percent of people who travel to work by car b) Traffic volumes c) Number of planning permissions with Green Travel Plans d) Length of cycle tracks e) Monetary investment in public transport, cycling and walking
20. Improve public transport facilities and their use and reduce	<ul style="list-style-type: none"> a) No of live work units constructed b) Level of planning obligations pooled and directed to transport improvement

<p>congestion by providing jobs and services close to where people live or where they can access them by public transport.</p>	<ul style="list-style-type: none"> c) Access to and frequency/ reliability of public transport d) Percent of new development built in the most accessible areas of the Borough as defined by the Public Transport Accessibility Model e) vehicle delay (SLTP) f) peak hour traffic (SLTP) g) area wide traffic (SLTP)
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Figure 1: Internal Compatibility of Objectives

1																					
2	ü																				
3	x	ü																			
4	-	ü	ü																		
5	-	-	-	-																	
6	-	ü	-	ü	ü																
7	ü	ü	ü	-	-	ü															
8	-	ü	-	-	-	-	-														
8a	-	ü	-	-	-	-	-	-													
9	x	-	-	-	-	-	-	ü	ü	ü											
10	-	ü	-	-	-	ü	-	-	-	ü											
11	-	-	-	-	-	-	-	ü	ü	ü	ü										
12	x	?	ü	-	-	-	-	x	ü	ü	ü	-	-								
13	x	-	-	-	-	-	-	-	ü	ü	-	-	-	ü							
14	-	-	-	-	-	-	-	-	?	?	?	-	ü	ü	ü						
15	-	-	ü	-	-	-	-	-	-	-	ü	-	ü	ü	-	-					
16	-	-	-	-	-	-	-	-	ü	ü	-	-	-	ü	ü	ü	-				
17	-	-	-	-	ü	ü	-	-	-	-	-	-	-	-	-	-	-	-			
18	-	-	-	-	-	ü	-	-	-	-	-	-	-	-	-	-	-	-	ü		
19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ü	ü	
20	-	-	-	-	-	ü	-	ü	ü	-	-	-	ü	-	-	-	ü	ü	ü	ü	
	1	2	3	4	5	6	7	8	8a	9	10	11	12	13	14	15	16	17	18	19	20

Key:

ü	Compatible
x	Incompatible
-	No Link/ Insignificant
?	Uncertain/ Unknown

Table 3: Explanation of Results of Figure 1

Objectives	Concern
1 vs 3 = X	Potential for competing land uses
1 vs 9 = X	Potential impact of increased housing on biodiversity and designated sites, particularly the SPA. Ongoing issue involving Natural England. Interim Strategy adopted July 2006.
1 vs 12 = X	Increase in housing has potential for increasing greenhouse gases and increased demand on water resources. Could be addressed through sustainable construction measures.
1 vs 13 = X	Increase in housing has potential to increase consumption of resources. Again, could be addressed through sustainable construction measures.
2 vs 12 = ?	Impact of climate change on health? More information required.
7 vs 12 = X	Development/growth generally has implications for demands on resources.
8 vs 14 = ?	Effect of waste management and disposal on air quality? More information required.
9 vs 14 = ?	Effect of waste management and disposal on biodiversity? More information required.

Testing the objectives of the SPD against the SA Framework

- 3.9 The objectives of the SPD (see paragraph 2.5) set out what it is aiming to achieve in spatial planning terms. They set the context for development of options for the SPD.
- 3.10 The objectives of the SPD must be in accordance with the principles of sustainability and must therefore be tested against the SA Framework. This aids the refinement of the SPD objectives and the identification of options.
- 3.11 Testing the objectives of the SPD against those of the SA Framework will also help to ensure that the SPD objectives are consistent with each other. Where there is a conflict, the Council will need to make a decision about priorities.
- 3.12 Figure 2 (page 15), shows how the majority of the SPD objectives are compatible with those of the SA Framework. It is noted that guidance in the Manual for Streets, the Code for Sustainable Homes and Secured by Design provide the scope and opportunity to provide stronger benefits to sustainability. Appraisal has identified that these new guidance documents potentially conflict with the objective of achieving housing densities required by PPS1 (Delivering Sustainable Development), PPS3 (Housing) and the South East Plan. It is noted that a key aim of the Outlook, Amenity, Privacy and Daylight SPD is to seek to achieve a balance between density, privacy and surveillance whilst allowing for incorporating sustainable design.

	SPD Objective A	SPD Objective B	SPD Objective C	SPD Objective D	SPD Objective E	SPD Objective F
SA1	X	ü	X	X	ü	ü
SA2	ü	ü	ü	ü	ü	ü
SA3	ü	ü	ü	ü	ü	ü
SA4	ü	ü	ü	ü	ü	ü
SA5	ü	ü	ü	ü	ü	ü
SA6	ü	ü	ü	ü	ü	ü
SA7	ü	ü	ü	ü	ü	ü
SA8	ü	ü	ü	ü	ü	ü
SA8a	ü	ü	ü	ü	ü	ü
SA9	ü	ü	ü	ü	ü	ü
SA10	ü	ü	ü	ü	ü	ü
SA11	ü	ü	ü	ü	ü	ü
SA12	ü	ü	ü	ü	ü	ü
SA13	ü	ü	ü	ü	ü	ü
SA14	ü	ü	ü	ü	ü	ü
SA15	ü	ü	ü	ü	ü	ü
SA16	ü	ü	ü	ü	ü	ü
SA17	ü	ü	ü	ü	ü	ü
SA18	ü	ü	ü	ü	ü	ü
SA19	ü	ü	ü	ü	ü	ü
SA20	ü	ü	ü	ü	ü	ü

Figure 2: Proposed Methodology for Testing the Compatibility of SPD Objectives and the SA Framework. (Key: ü Potentially Compatible, X Potential Conflict, - No link/ Insignificant, ? Unknown Relationship/ More Information Required)

Woking's Baseline

Compliance with the SEA Directive

The Environmental Report should provide information on:
 'Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme' and 'the environmental characteristics of the areas likely to be significantly affected.'
 (Annex 1b and 1c)

3.13 Quantified baseline data has been collated for each proposed indicator. The data has come from a number of sources, primarily the internet (for example, the Office for National Statistics and the Environment Agency), Surrey County Council and Woking Borough Council's own reports and data.

3.14 It should be noted that the Council is currently updating its baseline information. In addition, where there are gaps in the data, it is either because the Council is awaiting information, mainly from external sources, or because data is not

available at present. Where the latter is the case, proposals for filling these gaps will be set out in plans for the monitoring and implementation of the SPD.

Woking Borough

- 3.15 Situated in the heart of Surrey, Woking is a modern town born out of the railways and communications revolution, with excellent rail links to the South West and London Waterloo just 25 minutes away. For air connections, London Heathrow and London Gatwick are within 15 and 20 miles respectively. The M25 runs through the Borough with the M3 and A3 in easy reach.
- 3.16 The Borough of Woking covers 6,359 hectares. It mainly comprises a continuous urban area, centred on Woking Town Centre but stretching from Byfleet and West Byfleet in the east to Knaphill in the west, surrounded by open Green Belt countryside. Within the surrounding countryside there are small settlements, the largest of which are the villages of Brookwood and Mayford. The area protected by Green Belt comprises around 60% of the Borough.
- 3.17 Woking Town Centre is now a substantial shopping, commercial and entertainment centre. The development of The Peacocks has significantly improved shopping provision, and provided a modern theatre and cinema complex. These developments have enabled local residents to do more of their shopping and spend more of their leisure time within the Borough, rather than having to travel further afield.
- 3.18 A number of village centres in the Borough continue to perform a role in providing retail, commercial and community facilities for their immediate areas. However, the number of shops in the centres has been slowly declining as changes in shopping patterns have resulted in greater use of large free standing stores, particularly for food shopping.
- 3.19 The environment of Woking, both in the urban areas and the countryside, is generally of high quality. Nowhere in the Borough is more than 1.5 km from Green Belt land. The residential parts of the Borough have in many cases very large numbers of trees, and several areas are developed at a relatively low density. Some redevelopment and infill has taken place in these areas. The surrounding countryside includes large areas of common land, some of which are Special Protection Areas.
- 3.20 A brief summary of the initial findings of the baseline data is set out below, under the five national aims of sustainable development¹.

Ensuring a strong, healthy and just society

- 3.21 Whilst the ability to measure and monitor the health implications of good design is limited, it is recognised that a reasonable degree of outlook and daylight is important to all habitable rooms. The siting of dwellings and the positioning of windows should also be organised to ensure that their proximity does not result in any overbearing or overshadowing impact on respective habitable rooms and private amenity areas.

¹ UK Sustainable Development Strategy March 2005

Living within environmental limits

- 3.22 There is recognition at the national level that the efficiency of resource use could be improved, particularly through reduced consumption of fossil fuels and water and a reduction of the amount of waste produced. The need to protect biodiversity is important and the Thames Basin Heaths habitat is identified as particularly vulnerable to additional development.

Achieving a sustainable economy

- 3.23 No significant issues have arisen, but the role of good design in promoting the image of Woking is recognised.

Promoting good governance

- 3.24 The Statement for Community Involvement and the Local Development Scheme set out a timetable and methodology for ensuring wide consultation on planning documents.

Using sound science responsibly

- 3.25 Sustainability appraisal uses information and data from the Annual Monitoring Report and from a number of technical background reports and guidance documents. Information relevant to this SAR is set out in Appendix 2 and Appendix 4.

Key Sustainability Issues

Compliance with the SEA Directive

The Environmental Report should provide information on:
'Any existing problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC' (Annex 1c).

- 3.26 This stage involves the identification of environmental and sustainability problems and is essential for providing a base for effects prediction and monitoring. It also provides an opportunity for defining key plan issues and developing sustainable plan objectives and alternatives.
- 3.27 This is by no means a full list of all the issues within Woking: it aims to highlight only the key issues.
- 3.28 The key sustainability issues for Woking have been derived from:

- § Analysis of baseline information
- § Public consultation including questionnaires, workshops and focus groups
- § Previous experience in dealing with other Council plans and programmes, for example, the Community Strategy.

3.29 The following sets out the key sustainability issues for Woking under the headings of Social, Environmental, Natural Resources and Economic. Many of these issues are cross-cutting and have been placed under these headings for the ease of discussion.

Social

Affordable housing

3.30 Provision of affordable housing is a priority for Woking Borough Council. The Housing Needs Survey update for 2006 identifies a need for 392 additional affordable units per year and recommends that a total of 40% of new housing stock should be for social rent (25%) or intermediate housing (15%). The need for affordable housing is particularly acute for first time buyers and key workers. The Annual Sustainability Report indicates the target of 150 affordable homes per annum is not being met.

3.31 The SPD should seek to find a balance between a high enough density to deliver sufficient housing on the land available and good design which will ensure housing is suitable to people’s needs.

Pockets of Deprivation

3.32 The 2004 Indices of Deprivation show that for the multiple index (IMD Score) Woking has no single Super Output Area (SOA) within the 20 per cent most deprived areas when compared nationally. The lowest scoring area being in the 27th percentile with 72 per cent of the SOAs for Woking scoring in the top 20 per cent (least deprived) nationally. Woking does, however, contain areas and issues that are masked by the high levels of affluence. These pockets of disadvantage and exclusion, sometimes concentrated in small areas, make it harder and more resource intensive to reach those affected. The Woking SOAs falling below the 40th percentile nationally and ranked in order of most deprived first are Maybury and Sheerwater and Goldsworth East.

Ranking	Ward in which contained	SOA description
1	Maybury & Sheerwater	The Dartmouth Avenue area of Sheerwater
2	Goldsworth East	Lakeview

3.33 The Infrastructure requirements Study Update, October 2006, identifies the retention of local community facilities such as libraries and the provision of school places as key issues to address through the LDF. In addition, population predictions suggest the need to address provision for the elderly.

3.34 The scope for the SPD to deliver benefits in these areas is limited to occasions when redevelopment occurs.

Floodplain

3.35 Approximately 897ha of the Borough (14%) lies within the flood plain. This affects around 3550 properties. The Strategic Flood Risk Assessment has identified a requirement for the consideration of the following five principal Actual Risk management measures:

- § Selection of development solutions that complement the least risk options in accordance with Flood Zones, Actual Risk areas and Residual Risk areas;
 - § Provision of development forms in areas at Actual Risk from fluvial flooding, where such development is permitted, that include appropriate mitigation and management measures;
 - § Preparation of Flood Risk Assessments for all applications in Zones 2 and 3 that include an appraisal of the strategic considerations; and
 - § Preparation of Flood Management Plan or update of existing plan for incorporation in local Emergency Plan or Major Incident Plan; and
 - § Identification and implementation of strategic interventions that offer a sustainable means of addressing long-term flood risk and hazard and contribute to a reduction in flood risk.
- 3.36 The SPD can seek to deliver Sustainable Drainage through providing advice for design solutions which do not compromise outlook, amenity, privacy or daylight.

Provision of and Accessibility to Key Services

- 3.37 Woking's population has increased 3.7% between 1991 and 2001 (Census 2001), and it is anticipated that the Borough's population will increase a further 2.7% by 2016 (Surrey County Council). This will have implications on the demand for essential services such as school places and health facilities and people's ability to access them.
- 3.38 Modelling reported in the Guildford and Woking Integrated Transport Study, November 2006, found that the peak hour traffic (vehicles) emanating from Guildford and Woking for the full development scenario in 2001, increased by 18% and 23% respectively. The effect of traffic restraint was to restrain this growth to 13% and 19% respectively. Growth was found to be lower in Outer Guildford and Outer Woking. As a result the impact of this growth on the cordon crossing traffic is much less, but its effects on vehicle delays would be likely to be significant. The effect of traffic growth on congestion is predicted to be an increase in delays by 51% for Woking, reducing to 39% when applying traffic restraint measures.
- 3.39 The conclusions from sensitivity testing are that stringent measures would need to be adopted if the traffic growth expected from residential development is to be curtailed. The overall picture implies that if restraint is successfully applied the stated target could be met for 2010. After 2010 congestion is set to rise substantially.
- 3.40 The Manual for Streets provides guidance with respect to street furniture and legibility of urban areas. The scope for the SPD to deliver benefits in these areas is limited.

Environmental

A Green Borough

- 3.41 Woking's open space and 'green' environment is a major strength of the Borough and one that should be protected. Around 60% of the Borough is covered by the Metropolitan Green Belt.

- 3.42 Many of the established residential areas of the Borough are characterised by their spacious layouts which provide much higher levels of privacy and amenity than more recent residential areas. Where new dwellings are proposed within or in close proximity to established residential areas, higher standards of building separation are required to ensure that the outlook, amenity, privacy and daylighting of existing dwellings is not adversely affected nor development is injurious to the character of these areas. Similarly, in those locations which are more urban in character, particularly those associated with the town centre and village centres it may be appropriate to apply a more flexible approach to the standards of privacy and amenity.
- 3.43 Scope exists for the SPD to influence the manner of the provision of open space.

Biodiversity

- 3.44 Woking has a rich and varied environment and contains over 30 areas which are designated for their ecological value ranging from the internationally important Special Protection Areas, Special Areas of Conservation and Sites of Special Scientific Interest centred on the Borough's heathland habitats to those areas which have a more local interest such as the Local Nature Reserve at White Rose Lane. These sites provide valuable habitats and together with other key features including canal and river corridors, hedgerows and ponds complete a comprehensive coverage of the Borough linking Statutory and non statutory sites to provide stepping stones for wildlife from one habitat to another. Various rare species of flora and fauna protected by National and International legislation are found throughout the Borough. Trees and woodland are also important features of wildlife, landscape and amenity value and add considerably to the character of the Borough.
- 3.45 An Interim Strategy has been developed for the Thames Basin Heaths area whereby additional formal open space for recreation will be provided to avoid and/or mitigate impacts on the conservation objectives of the SPA. There is a limited or even no role for this SPD in delivering the Strategy, but design criteria can be important to encouraging urban biodiversity.

Natural Resources

Waste

- 3.46 For the period 2005/2006, Woking Borough Council narrowly missed its recycling target of 30% of household waste being recycled or composted, achieving 29% (19.7% recycled and 9.3% composted). All households are now included on alternate weekly collection of waste and there has been a significant improvement in the Borough's recycling rate. The 2006/07 figure for recycling is likely to be 27% and for composting 11%. The Woking LDF will support delivery of the objectives of the Surrey Waste Local Plan.
- 3.47 The Code for Sustainable Homes encourages space to be designed to facilitate the collection of waste in a way that supports minimisation and reduction.

Reliance on fossil fuels for energy generation

- 3.48 The Council's Climate Change Strategy includes targets to reduce greenhouse gas emissions by 80% of its 1990 level by 2090. A reduction is essential to address the causes of climate change. It is predicted that there will be a greater incidence of hotter, drier summers and milder, wetter winters.
- 3.49 The Code for Sustainable Homes encourages space to be designed to facilitate the installation and use of renewable energy sources. The scope for the SPD to deliver benefits in these areas is limited.

Water Usage

- 3.50 The amount of water used by households in the South East has increased over the past decade, as has the level of water extraction nationally. This, in conjunction with declining levels of precipitation, has led to the South East being one of the driest regions in the country. The scope of the Planning Obligations SPD should include measures to improve the efficiency of water use.
- 3.51 The Code for Sustainable Homes encourages space to be designed to incorporate water efficiency features. The scope for the SPD to deliver benefits in these areas is limited.

Car Use

- 3.52 Car ownership in Woking is very high and travel by private car accounts for by far the largest numbers of journeys in the area. 85% of Woking's households have access to a car and 40% of households have more than one car. More than 70% of people who travel to work in Woking get there by car. This position reflects the perceived speed, convenience, safety and comfort which using the car provides when compared with the alternatives of public transport, walking and cycling. However, use of cars to this extent creates widely recognised problems, such as:
- **traffic congestion**, particularly in peak hours, which makes journey times longer and less reliable than they could be
 - **air pollution, noise and disturbance** to local communities
 - impact on the **safety** of all road users
 - impact on **global warming** from emission of greenhouse gases
 - reducing the **density** at which development can take place because of the large areas which have to be used for car parking.
- 3.53 The scope of the SPD is limited with respect to influencing car use.

Economic

Skills Shortages

- 3.54 Unemployment levels in Woking have remained low at just over 1% since early 2002. There have been losses of industrial and manufacturing floorspace over the past decade and an increase in office space. This has led to a skills mismatch which means that finding workers to fill jobs could prove to be more of

an issue in future years, affecting the economic prosperity of the Borough; and a continuation of being a net out-commuting Borough, including some long distance commuting. High house prices are likely to re-enforce any lack of keyworkers living in the area.

3.55 The SPD has no scope to influence an improvement in the skills match. The role a high quality urban environment plays in supporting inward investment is recognised, however.

4.0 Plan Issues, Options and Preferred Options

The Issues

- 4.1 This Sustainability Appraisal builds on previous SA of other DPDs through consideration of the issues raised and of other plans and programmes in the context of this SPD. Since the SPD is concerned with the detail of Policy HSG21 and this policy has not been previously appraised, it has also been necessary to appraise current policy. It is, however, considered that the individual elements of Policy HSG21 cannot usefully be appraised separately and analysis has focused on the consideration of the sustainability implications of the combined effect of the Policy (see Appendix 7).
- 4.2 Policy HSG21 strongly supports the delivery of sustainability benefits, particularly maintaining and improving health. Three issues have emerged, however which are not currently addressed:
- § achieving required housing densities without compromising the key purpose of the SPG
 - § balancing privacy with surveillance
 - § incorporating sustainable design
- 4.3 It is recognised that these issues have emerged more recently as the focus of planning has shifted to address sustainable construction.
- 4.4 A Supplementary Planning Guidance document has also previously been adopted in 2000. The following section on options includes consideration of whether the existing SPG is adequate or should be updated.

The Options

Compliance with the SEA Directive

The Environmental Report should consider 'reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and give 'an outline of the reasons for selecting the alternatives dealt with' (Article 5.1 and Annex 1h).

- 4.5 As a part of the scoping exercise, three options were identified to tackle the issues identified in the evidence base.
1. Do not produce an SPD, but rely on the current policy and the associated information set out in the current Supplementary Planning Guidance, but changing its status to that of an informal Planning Advice Note.
 2. Do not produce a SPD, but rely on the current policy and other external guidance such as the BRE guidance on 'Site Layout planning for sunlight and daylight'.
 3. Produce an SPD setting out broad design objectives outlining the various qualitative and quantitative measures which contribute to a high quality residential environment and require that developers demonstrate how these measures are satisfactorily addressed within the design and access statements which accompany the application.

4. Produce an SPD setting out broad design objectives outlining the various qualitative and quantitative measures which contribute to a high quality residential environment and use this as a basis to negotiate a satisfactory solution for each site, depending on the individual merits and characteristics of the site context.
5. Produce a wider topic based SPD on 'Site Layout Planning,' incorporating other related design matters, related to high quality sustainable development.

Sustainability Effects of the Options

Compliance with the SEA Directive

Annex 1f of the SEA Directive requires consideration of the likely significant effects on the environment, including issues such as biodiversity, population, human health, fauna, flora, soil, water, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between these factors; and Annex II, Part 2: the probability, duration, frequency and reversibility, the cumulative nature, risks to human health, the magnitude and spatial extent.

- 4.6 Appraisal of Policy HSG21 identified three issues (see paragraph 4.3) which are not addressed by the policy itself but which could be addressed by the Outlook, Amenity, Privacy and Daylight SPD. Five options have been proposed (see paragraph 4.7) to amend or retain the current policy position.
- 4.7 Appraisal has identified that taking forward Option 1 and Option 2, which would not result in an SPD, would limit the ability to address the issues arising from appraisal of current policy and the adopted SPG.
- 4.8 It is considered that the shortcomings of the existing Policy HSG21 and SPG as set out above could be addressed by producing a new SPD, as set out in Option 3, Option 4 and Option 5.
- 4.9 Appraisal of the 5 options (see Appendix 8) has identified that for each of these options benefits are also particularly likely in terms of human health and energy efficiency (improved solar gain). Potential conflict exists, however, with the objectives of achieving high densities in urban areas.

The Preferred Option

- 4.10 Option 3, Option 4 (both involving revision of the existing SPG) and Option 5 (a design guide with a wider scope) all offer the opportunity to address the concerns outlined at paragraph 4.3. There is little, however, to discern between these three options in terms of delivering sustainability benefits. Selecting a preferred option is considered to be more a matter of choice for the mechanism for managing delivery and the process of sustainability appraisal has not identified a clear preferred option in sustainability terms.
- 4.11 Of these three, it is Option 3 which is the preferred option put forward in the SPD whereby developers will be required to demonstrate how proposals are in accordance with the guidance in the SPD through the Design and Access

Statement. This is considered to be compatible with the objectives of sustainable development and allows flexibility to accommodate higher densities where necessary and other sustainability features such as water management and appropriate waste minimisation facilities.

- 4.12 The SPD incorporates guidance on achieving a high quality and highly legible public realm and areas of open space.

Proposed Mitigation Measures

- 4.13 Appraisal has identified that there would be a degree of uncertainty concerning how achieving appropriate town centre densities might be compatible with the objectives of the SPD and this is addressed to a degree in Section 2 of the SPD. Other issues where uncertainty has emerged are safety and noise. The former is addressed for the context of this SPD and it is considered that the latter is more appropriately addressed through other policies in the LDF. Some aspects of sustainable design are inherent to the SPD, notably passive solar gain. It is considered, however, that delivering maximum benefits with respect to sustainable design is also more appropriately addressed through other policies in the Local Development Framework, notably the Climate Neutral SPD.

Uncertainties and Risks

- 4.14 In relying on the adoption and implementation of other policies in the Local Development Framework, notably the Climate Neutral SPD, the SPD does not address all sustainability issues in its own right. It is considered that the risk that this represents is not significant.

5.0 Implementation

Links to Other Tiers of Policy

- 5.1 The Outlook, Amenity, Privacy and Daylight SPD has been prepared to amplify current policy set out in the adopted Woking Borough Local Plan 1999. The Council is currently preparing a new Local Development Framework (LDF) which will replace the existing Local Plan. The SPD will be reviewed in 2009 when it will instead amplify policies set out in a new Core Strategy.

Proposals for Monitoring

Compliance with the SEA Directive

Article 10 of the SEA Directive requires monitoring of significant environmental impacts to identify at an early stage unforeseen adverse effects and be able to undertake appropriate remedial action.

- 5.2 The first formal Annual Sustainability Monitoring Report (ASMR) was produced in 2006 as a part of the Annual Monitoring Report (AMR). Data for most SA Objectives was reported. The second report was produced in 2007 and one will be published at the end of each subsequent year.
- 5.3 The indicators which will help monitor significant economic and social environmental effects of this SPD are considered to be:
- % of residential planning applications approved which meet the guidelines and achieve 30 dwellings per hectare.
 - % of residential planning applications refused which do not meet the guidance.
 - % of residential planning appeals dismissed which do not meet the guidance.
 - % of residential planning appeals upheld which do not meet the guidance but achieve 30 dwellings per hectare
 - % of family dwellings approved which have private garden amenity space.
 - % of family dwellings approved (in Town Centre) where tariff accepted in lieu of on-site amenity provision (subject to Planning Obligations SPD).
 - % of non-family dwellings approved (in Town Centre) where tariff accepted in lieu of on-site amenity provision (subject to Planning Obligations SPD).

Summary of responses to the Scoping Report

Organisation or Individual	Comment	Action
Surrey County Council	Some of the documents within the list of other relevant plans and policies (Task A2) have been superseded.	The list is regularly updated.
Surrey County Council	Indicator 4e – should relate to all road users not just pedestrians.	Indicator 4e has been amended.
Surrey County Council	Indicators under the heading of 'Environment' do not include any related to transport.	The environmental implications of traffic are considered under Objectives 4, 8 and 12.
Surrey County Council	Objective 19 should include congestion, road safety and accessibility. Indicators should be compatible with LTP2.	These issues are addressed under SA Objectives 4, 12 and 20). SLTP2 indicators have been added to SA Objective 20.
Surrey County Council	Suggest that some data is now available through GWITS and from the Local Transport Team for SA Objectives 19 and 20.	The baseline is regularly updated through regular reviews of new documents. GWITS information added.
Surrey County Council	Key sustainability issues – paragraph 5.7. Agree with this finding; however, do not consider that this has been adequately addressed elsewhere in the Report.	The use of natural resources (waste, fossil fuels, water and car use) has been a key issue considered in the SA.
The Woodland Trust	That Woking includes the Woodlands Access Standard as an indicator in the Framework.	This indicator has been included in the Framework under SA Objective 2
Friends, Families and Travellers	Specific mention should be made to the needs of Gypsies and Travellers within Woking's LDF.	A new indicator has been added under SA Objective 1.
Tony Dell (Resident)	Broad support given for the aims of the Scoping Report.	Noted.
Tony Dell (Resident)	A glossary of terms should be provided.	For each SAR all technical and legal terms will be clarified in their first instance of use such that a glossary of terms will not be necessary.
Tony Dell (Resident)	A definition of affordable housing should be provided.	Affordable Housing is defined in planning documents. It is not the role of a Scoping Report or Sustainability Appraisal to interpret the term further.
Tony Dell (Resident)	Indicator 4 – crimes/1,000 population. Indicator should provide actual numbers of crimes in order to be more meaningful to the public.	The indicator uses available data and can be used as a comparator to other areas when expressed as a proportion in this way.

Organisation or Individual	Comment	Action
Tony Dell (Resident)	Indicator 10e) – Quality of Open Spaces should be retained as an indicator.	There is currently no practicable method of measuring quality. It is anticipated the Thames Basin Heaths Area Based Delivery Plan may help develop a suitable indicator.
Tony Dell (Resident)	Indicator 19 – traffic volumes. Indicator should refer to peak flows (rush hour). The benefits of car sharing schemes should be addressed.	Indicators have been added to SA Objective 20.
Tony Dell (Resident)	Page 15, paragraph 4.3. The population of Woking should be stated.	This could be addressed in an update of the Scoping Report.
Tony Dell (Resident)	Page 15, paragraph 4.8. Accessibility to Green Belt (particularly by the elderly) has not been addressed. Perception that infill development having a negative impact on quality of life.	The issue of accessibility to open space is addressed in the Thames Basin Heaths Area Based Delivery Plan which is considered in the Report to which this Table is an Appendix.
Tony Dell (Resident)	Page 17, 6) – The Council should quote use of nuclear energy sources as well as renewables as a means to reduce carbon emissions.	Nuclear energy is beyond the scope of the SPD.
Tony Dell (Resident)	Page 19 – Pockets of deprivation. Unclear of definition. Other smaller areas within Woking area also deprived.	For each SAR all technical and legal terms will be clarified in their first instance of use. The Scoping Report uses available information. Should evidence come forward relating to deprivation in other areas, it will be contribute to appraisal.
Tony Dell (Resident)	Page 20 – Provision and accessibility to key services is a useful indicator but no clear baseline has been provided (i.e. population).	It is anticipated that availability of data will improve.
Tony Dell (Resident)	Page 25, Para 6.1 b). More efficient use of land should not just mean more dwellings per hectare.	The role of appraisal is to identify positive and negative impacts against all SA Objectives. In this instance, it would be recognised that whilst high densities may support objectives such as public transport and energy efficiency, there may be adverse impacts which need to be addressed such as access to open space.

Relationship to other plans and policies

Other Programme	Plan/ Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
International				
Kyoto Climate Change Protocol (2005)	http://unfccc.int/resouce/docs/convkp/kpeing.html	Established to limit the emissions of greenhouse gases.	Reduce greenhouse gas emissions by 5% of 1990 levels, 2008-12. UK has an agreement to reduce greenhouse gas emissions by 12.5% below 1990 levels by 2008-12 and a national goal to a 20% reduction in carbon dioxide emissions below 1990 levels by 2010.	Requirements incorporated into UK Climate Change Strategy and PPS1. Targets relevant to monitoring.
UN Convention on Human Rights	www.hrweb.org/legal/undocs.html	International agreement on human rights which details basic civil and political rights of national and individuals.	The rights of an individual to Legal recourse when their rights have been violated, even if the violator was acting in an official capacity. The right to privacy and protection of privacy by law Freedom of opinion and expression. Freedom of assembly and association	Check whether DPDs violate Human Rights and that appropriate consultation takes place.
The Johannesburg Declaration on Sustainable Development (2002)	http://www.earthsummit2002.org/	States a commitment to building a humane, equitable and caring global society: Poverty eradication; Changing unsustainable patterns of consumption and production; Protecting and managing the natural resource base of economic and social development	Key commitments: Sustainable production and consumption; Renewable energy & energy efficiency; Produce chemicals in ways that do not lead to significant adverse effects on human health and the environment; Develop integrated water resources management and water efficiency plans by 2005.	Check that the commitments are reflected in the sustainability appraisal framework.
European Spatial Development Perspective 97/150/EC (1999)	http://europa.eu.int/comm/regional_policy/sources/docoffic/official/reports/som_en.htm	Based on the EU aim of achieving a balanced and sustainable development, in particular by strengthening economic and social cohesion.	Economic and social cohesion; Conservation of natural resources and cultural heritage; More balanced competitiveness of the European territory; To achieve more spatially balanced development, these goals must be pursued simultaneously in all regions of the EU and their interactions taken into account.	Check that objectives are reflected in sustainability appraisal framework.

Other Plan/ Programme	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
European Sustainable Development Strategy (2001)	http://europa.eu.int/comm/sustainable/welcome/index_en.htm	A Sustainable Europe for a Better World: A European Strategy for Sustainable Development; requires that economic growth supports social progress and respects the environment, social policy underpins economic performance, environmental policy is cost effective.	Limit climate change and increase the use of clean energy; Address threats to public health; Combat poverty and social exclusion; Deal with the economic and social implications of an ageing society; Manage natural resources more responsibly; Improve the transport system and land use management.	Check that objectives are reflected in sustainability appraisal framework.
European Biodiversity Strategy (1998)	http://europa.eu.int/comm/environment/docum/9842sm.htm	To anticipate, prevent and attack the causes of significant reduction or loss of biodiversity at the source; Actors in the relevant policy areas to assume the responsibility for the impacts of their policies on biodiversity	Develop national strategies, plans or programmes for the conservation and sustainable use of biological diversity; Integrate as far as possible and as appropriate, the conservation and sustainable use of biological diversity into relevant sectoral or cross-sectoral plans, programmes and policies.	Refer to UK and Surrey Biodiversity and Habitat Action Plans
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 (EU, 1992)	http://www.incc.gov.uk/page-1374	Member states must take measures to maintain in 'a favourable condition', the selected sites, or take action to restore them; Conserve threatened habitats and species; Designate Special Areas of Conservation; Encourage management of features which are of major importance for wild flora and fauna. The Habitats Directive is transposed into UK law in the Conservation.	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.	Check that the requirements of the Directive are reflected in the sustainability appraisal framework. Where undertaken, Appropriate Assessment to inform SA. This is a key issue for the Borough.
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_d_o_001.pdf	Member states must take measures to maintain sites in 'a favourable condition', or, where necessary, take action to restore them. Prevent or avoid the destruction and pollution of bird habitats of certain identified species. Designates Special Protection Areas. See also	The Government's Public Service Agreement target: 95% by area of Sites of Special Scientific Interest will be in favourable (or unfavourable recovering) condition by 2010. Meet SSSI, SPA, SAC and Ramsar objectives.	Check that the requirements of the Directive are reflected in the sustainability appraisal framework. Target relevant to monitoring. This is a key issue for the Borough.

Other Programme	Plan/ Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
		'Managing Natura 2000 Sites: The provisions of Article 6 of the Habitats Directive 92/43/EEC' (EU 2000).		
European Directive Nitrates 91/676/EEC (1991)	http://europa.eu.int/comm/environment/water/nitrates/index_en.html	Reducing water pollution by nitrates. Preventing further such pollution. Identify Nitrate Vulnerable Zones and establish and implement action programme in order to reduce water pollution from nitrogen compounds	No targets	Water pollution to be reflected in the sustainability appraisal framework. Monitoring where identified as a significant issue.
European Air Quality Framework Directive (96/62/EC)	http://ec.europa.eu/environment/air/ambient.htm	Avoid, prevent or reduce concentrations of harmful air pollutants and limit values and / or alert thresholds set for ambient air pollution levels	Various air quality targets set for sulphur dioxide, nitrogen dioxide, oxides of nitrogen, particulate matter and lead – targets to be met by years ranging from 2001 to 2010	Air Quality to be reflected in the sustainability appraisal framework. Monitoring where identified as a significant issue.
European Directive Water Framework 2000/60/EEC	http://www.defra.gov.uk/environment/water/wfd/index.htm (links to EA advice)	Enhance waterways and wetlands, use water in a sustainable way, reduce groundwater pollution, 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.	Requires all inland waters to reach "good status" by 2015. For groundwater, achieve 'good' status, and identify and reverse any significant and sustained upward trend in the concentration of any pollutant.	Water quality to be reflected in the sustainability appraisal framework. Monitoring where identified as a significant issue. In appraisal, recognise link with biodiversity.
European Waste Framework Directive (1975, amended 1991)	http://www.defra.gov.uk/environment/waste/thematicstrat/index.htm	Waste is to be disposed of without causing danger to humans, the environment, the countryside or places of interest. Noise and odour to be minimised	See UK strategy for targets	Waste to be reflected in the sustainability appraisal framework. Monitoring where identified as a significant issue.
European Directive EIA 97/11/EC	http://europa.eu.int/comm/environment/eia/home.htm	Policy to include provisions for EIA.	Requires assessment of the effect of projects on the environment.	The outcome of appraisal would inform project level EIA.
European SEA Directive 2001/42/EC (2001)	http://europa.eu.int/comm/environment/eia/sea-legalcontext.htm#legal	Ensure that the environmental consequences of certain plans and programmes are identified and assessed during their preparation and before their adoption.	No targets	Undertake SEA as part of SA.
European Directive	http://ec.europa.eu/e	Policy to include energy efficiency	Targets in Building Regs and PPS1.	Energy efficiency to be reflected in the

Other Plan/ Programme	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
Energy Performance of Buildings 2002/91/EC	nergy/demand/legislation/buildings_en.htm	requirements. Promote the improvement in energy performance of buildings, taking into account conditions, requirements and cost-effectiveness.		sustainability appraisal framework. Monitoring where identified as a significant issue.
Valetta Convention (European Convention on the protection of Archaeological Heritage)	http://conventions.coe.int/Treaty/en/Treaties/Html/143.htm	Identify, define and protect important archaeology.	Recognises importance and clarifies definition of this resource.	Archaeological and architectural heritage to be reflected in the sustainability appraisal framework. Monitoring where identified as a significant issue.
European Noise Directive 2000/14/EC	http://ec.europa.eu/environment/noise/home.htm	Plan policies to support overall objectives and requirements of the Directive: strategic noise maps inform and consult public, measures to reduce noise.	Regulations transposed into Environmental Health powers. PPG 24 includes Noise Exposure Categories.	Noise control to be reflected in the sustainability appraisal framework. Monitoring where identified as a significant issue.
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/	Requires environmental information to be made available and public participation.	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.	Production of Sustainability Report in consultation with relevant organisations, and in accordance with Government Guidance and the Statement of Community Involvement.
EU Sixth Environmental Action Programme 2002 to 2012 (1600/2002/EC)	http://europa.eu.int/comm/environment/newprg/	Priority Areas are Climate Change, Nature and Biodiversity, Environment and Health and Quality of Life, and Natural Resources and Waste.	Consolidates other Directives.	Consolidates other Directives.
Landfill Directive 99/31/EC (1999)	http://europa.eu.int/comm/environment/waste/landfill_index.htm	Support the Surrey Waste Local Plan.	Sites classified into three categories: hazardous, non-hazardous or inert; higher engineering and operating standards; biodegradable waste diverted away from landfills, certain hazardous and other wastes prohibited from landfills; and pre-treatment of wastes prior to landfilling	Waste to be reflected in the sustainability appraisal framework. Monitoring where identified as a significant issue.
National				
Securing the Future:	www.sustainable-	DPDs to further the five principles and	In addition, sets key indicators: GDP,	SA Framework to reflect these

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Sustainable Development Strategy for the UK		development.gov.uk	four priorities. 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.	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	objectives and indicators. SA Report to comment on these issues where significant.
Sustainable Communities Plan, 2003		http://www.communities.gov.uk/index.asp?id=1139868	LDF to deliver housing, particularly affordable homes and key worker housing, protect green belt, provide and improve quality of open space	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.	SA Framework to include affordable and key worker housing, green belt and open space.
Sustainable Communities in the South East (2003)		http://www.communities.gov.uk/index.asp?id=1163452	LDF to deliver housing, particularly affordable homes and key worker housing, protect green belt, provide and improve quality of open space, and improve accessibility.	The document identifies the key issues for communities in the South East as housing supply and affordability, countryside protection, quality of environment accessibility.	SA Framework to include affordable and key worker housing, green belt, open space and accessibility.
Transport 10 Year Plan (2000)		http://www.dft.gov.uk/press/speechesstatements/statements/tenyearplanfortranspor	Requirements relevant to LDF set out in Surrey Local Transport Plan 2, 2006/07 to 2010/11	Tackle congestion and pollution by improving all types of transport and increasing choice, integrated at regional level Public transport accessibility criteria for major developments; guidance and co-ordination where necessary on other matters such as car parking standards and road-user charging.	SA Framework to include accessibility to services by bus and rail and the improved management of transport infrastructure and parking
White Paper: The Future of Transport, a network for 2030 (July		http://www.dft.gov.uk/about/strategy/whitepapers/fot/	Requirements relevant to LDF set out in Surrey Local Transport Plan 2, 2006/07 to 2010/11	Fund more than 50 Home Zones around England by April 2006, roll out travel school plans to every school in	Ensure that sustainability objectives address transport and accessibility issues relating to development,

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2004)			England by 2010, 20% reduction in emissions of carbon dioxide by 2010, to put the UK on path for a 60% reduction by 2050, by 2012, at least 600 new buses coming into operation each year will be clean, low-carbon vehicles.	including more environmentally friendly alternatives.
Planning & Compensation Act 1991	http://www.opsi.gov.uk/acts/acts1991/Ukpga_19910034_en_1.htm	Develop a plan-led land-use planning framework.	LDF to integrate new measures such as planning obligations, demolition control, fish farming and environmental assessment, development by local authorities, listed buildings and conservation areas. Changed procedures for development plans for a plan-led land-use planning system.	SA Report to inform and support each LDD.
Planning & Compulsory Purchase Act 2004	http://www.opsi.gov.uk/acts/acts2004/20040005.htm	Set out a flexible and responsive planning framework.	No indicators	SA Report to inform and support each LDD.
White Paper: The Future of Rail, July 2004	http://www.dft.gov.uk/about/strategy/whitepapers/rail/	Set a planning framework for dealing with rail infrastructure.	To provide a single point of accountability for the network's performance, allow closer working between track and train and provide for greater devolved decision making	SA Framework to include rail transport
Urban White Paper 2000	http://www.communities.gov.uk/index.asp?id=1127167	A strategy and policies which support the vision of the White Paper.	Vision of towns, cities and suburbs which offer a high quality of life and opportunity for all.	SA Framework to include good design and planning (environmentally sustainable way, less noise, pollution and traffic congestion), social and economic inclusion and accessible services; and to consider how well consultation has involved the community
Rural White Paper - Our Countryside: The Future – A Fair Deal for Rural England 2000	http://www.defra.gov.uk/rural/ruralwp/default.htm	A strategy and policies which support the vision of the White Paper.	Aims to deliver an 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	SA Framework to include quality of life, communities, access to services, competitive and sustainable economies, landscape, biodiversity.

Other Programme	Plan/	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
				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.	
England Development Programme (South East)	Rural (South East)	www.defra.gov.uk	A strategy and policies which support integrated schemes which protect and improve the countryside, develop sustainable enterprises and to help rural communities to thrive.	A viable rural economy which supports a spectrum of lifestyles and protects and enhances the high quality and diverse environmental characteristics	Ensure that sustainability objectives reflect the environmental objectives of the programme
Rural Strategy 2004		www.defra.gov.uk	Strategy addressing the challenges facing rural England following publication of Rural White Paper.	Outlines three key priorities for rural policy: economic and social regeneration; social justice for all and enhancing the value of the countryside.	Ensure objectives reflected in the SA Framework
UK Climate Change Programme (currently under review)		www.defra.gov.uk	Strategy and policies to deliver the Kyoto target to cut its greenhouse gas emissions by 12.5%, and move towards the domestic goal to cut carbon dioxide emissions by 20% below 1990 levels by 2010.	Improve energy efficiency; stimulate new, more efficient sources of power generation; cut emissions from the transport sector; continue the fall in emissions from agriculture and forestry; ensure the public sector takes a leading role.	SA Framework to include energy efficiency and renewable energy capacity.
Waste Strategy for England and Wales (2000)		www.defra.gov.uk	Support the Surrey Waste Local Plan.	Local authorities will be required to meet statutory performance targets (VIPs) for recycling.	SA Framework to include waste.
The Air Quality Strategy for England, Scotland and Wales (2000)		www.defra.gov.uk	LDDs to support primary objectives: <ul style="list-style-type: none"> To make sure that everyone can enjoy a level of ambient air quality in public places, which poses no significant risk to health or quality of life. Requires local authorities to undertake a local air quality review on 8 identified air pollutants and prediction of levels in the future. Air Quality Management Areas 	Targets include: <ul style="list-style-type: none"> Sulphur dioxide 20ug/m3 Nitrous oxides 30ug/m3 Particles (PM10) 40ug/m3 Nitrogen dioxide 40ug/m3 	SA Framework to include air quality.

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		(AQMAs) can be established where it is expected that targets will not be met.		
Energy White Paper (2003)	http://www.dti.gov.uk/energy/whitepaper/pa39534.html	LDDs to support energy policy <ul style="list-style-type: none"> • To put ourselves on a path to cut the UK's carbon dioxide emissions by 60% by 2050, (recommended by the RCEP, with real progress by 2020) • To maintain the reliability of energy supplies • To promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity • To ensure that every home is adequately and affordable heated 	Reduction of CO2, maintains reliability of energy supplies, promote competitive markets and ensure that energy is affordable.	SA Framework to include energy efficiency and production.
Wildlife and Countryside Act (1991), as amended by the Countryside and Rights of Way Act (2000)		Statutory protection for designated sensitive areas and species, including bats	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 Framework to include biodiversity.
PPS1 Delivering Sustainable Development (2005)	http://www.communities.gov.uk/index.asp?id=1143104	<ul style="list-style-type: none"> • Positive planning to achieve sustainable development objectives and proactive management of development. • Plans to set clear visions for communities and help to integrate the wide range of activities relating to development and regeneration. • The need for the planning system to be transparent, accessible and accountable, and to actively promote participation and involvement. 	<ul style="list-style-type: none"> • The primary aim of the planning system is to reconcile the needs for development and for sustainability. • Locational needs of business must be taken into account in development plans • Certain planning applications must be accompanied by an environmental assessment • Planning authorities must take an approach based on integrating the four aims of sustainable development: economic development; social inclusion; environmental protection; and 	Objectives to inform development of Sustainability Appraisal objectives.

Other Programme	Plan/	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
				prudent use of resources.	
Planning Gain Supplement Consultation Draft 2005		http://www.communities.gov.uk/index.asp?id=1143104	LDF will set context and detail for use of Planning Obligations. The PGS regime is being considered to partly replace the planning obligations (Section 106) system after 2008.	The PGS local collection and redistribution of the revenue raised by HM Treasury. A significant majority of PGS revenues will be recycled directly to the local level for local priorities, but a significant proportion would be used to deliver regional as well as local infrastructure. PGS to be calculated at the time of the full planning permission, the amount would be payable upon commencement of development.	SA Report to consider implications and priorities of PGS.
Circular 05/05		http://www.communities.gov.uk/index.asp?id=1143104	Consider the use of planning obligations as a means of ensuring the full impact of development is dealt with. The Planning Obligations SPD will consider the issue in greater detail.	To make development acceptable where it might otherwise not be and where conditions can not secure this alone. Obligations must be relevant to planning, necessary, directly related and reasonable, not a betterment levy. Encourage joining-up across all public sector infrastructure providers; formulae and standard charges, standard agreements/undertakings, and unilateral undertakings. Scope covers affordable housing, mitigating the impact and providing community or other infrastructure. Plan led.	Consider implications and priorities of Planning Obligations.
National Procurement Strategy (2003)		http://www.communities.gov.uk/index.asp?id=1143104	Local authorities have a legal and moral duty to ensure that they get good value for money.	Adopt and monitor a corporate procurement strategy.	No issues for SA.
PPS1 2005		http://www.communities.gov.uk/index.asp?id=1143104	Plans to set clear visions for communities to secure enduring progress against the UK's emissions targets, delivering zero carbon development and resilience to the climate change now accepted as	Development in locations with potential for a realistic choice of access by means other than the private car; the capacity of existing and potential infrastructure to service	Consider the risks involved with the likely changes to the climate; impact on the landscape and townscape; renewable and decentralised energy; and accessible locations.

Other Programme	Plan/ Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
		inevitable.	<p>the site or area in ways consistent with cutting carbon emissions and successfully adapting to likely changes in the local climate; socially cohesive communities with appropriate community infrastructure; limit the effect on biodiversity and support capacity for adaptation; new and existing opportunities for open space for urban cooling; and,</p> <p>Consider decentralised renewable energy supply systems and allocating sites for renewable/low-carbon energy sources; avoid policies that set stringent requirements for minimising impact on landscape and townscape; and, ensure that a significant proportion of the energy supply of substantial new development is gained on-site and renewably and/or from a decentralised, renewable or low-carbon, energy supply.</p>	
Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1	http://www.communities.gov.uk/index.asp?id=1143104	Plans to set clear visions for communities to secure enduring progress against the UK's emissions targets, delivering zero carbon development and resilience to the climate change now accepted as inevitable.	Contribution to delivering the Climate Change Programme; secure the highest viable standards of resource and energy efficiency and reduction in carbon emissions; patterns of urban growth that help secure the fullest possible use of sustainable; reduce the need to travel especially by car; sustain the distribution of habitats and species; reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and respond to the concerns of business.	PPS1 objectives reflected in the SA Framework.

Other Plan/ Programme	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
Building a Better Environment: A guide for developers	http://publications.environment-agency.gov.uk/pdf/GETH1106BLNE-e.pdf	The LDF could make reference to this document so that developers will be able to use it as a starting point for managing the environmental issues affecting their site.	Gives developers practical advice on each of the environmental issues that may affect a site, from reducing flood risk through to creating green space.	SA Framework to include managing the risk of flooding and surface water, using water wisely, wildlife and green space, preventing pollution, managing waste.
Building a Greener Future: Towards Zero Carbon Development, December 2006	http://www.communities.gov.uk/index.asp?id=1505157	Planning policy will regulate the locations siting and design of development, complementary to Building regulations, which will deal with conservation of fuel and power, health and safety and accessibility in buildings. It will be BR that will set an overall energy / carbon target for dwellings. LA's should encourage the use of new technologies and building systems. Where it can be demonstrated and there are locally specific opportunities for requiring higher levels of building performance these should be set out in a DPD.	Secure reductions in emissions from the domestic sector through promoting energy efficiency and the production of energy from a renewable source. By 2010 a 25% improvement in the energy/carbon performance set in building regulations will be required. By 2013 a 44% improvement. By 2016 all new housing will be zero carbon.	Climate change is a key issue. The SA should include consideration of the implications of the highest viable standards of resource and energy efficiency; reduction in carbon emissions; the implications of the locations of development, including flooding; and enabling communities to contribute effectively to tackling climate change. SA should recognise that the distribution of habitats and species will be affected by climate change.
Code for Sustainable Homes: A step-change in sustainable home building practice	http://www.planningportal.gov.uk/england/professionals/en/1115314116927.html	Code compliance is presently voluntary. Strategy and Policy in the LDF should encourage home builders to follow the Code's principles.	Sets minimum standards at each level of the code for energy/CO ₂ and water. Sets minimum standard at Code entry level for materials, surface water run-off and waste. Not yet mandatory.	SA to consider energy/CO ₂ ; water; materials; surface water run-off; waste; pollution; health and well-being; management; and ecology.
PPG2 Green Belts (1995)	http://www.communities.gov.uk/index.asp?id=1143104	To provide opportunities for access to the open countryside for the urban population; opportunities for outdoor sport and recreation near urban areas; retain attractive landscapes, and enhance landscapes, near to where people live; improve damaged and derelict land around towns; secure nature conservation interest; and to retain land in agricultural, forestry and related uses.	Reaffirms the specific purposes of including land in Green Belts, with slight modifications. Seek to specify objectives for the use of land in Green Belts; confirm Green Belts must be protected, advises on defining boundaries and on safeguarding land for longer-term development needs. Maintain the presumption against inappropriate development within Green Belts and refines the categories of appropriate development.	Ensure Sustainability Objectives recognise the importance of the Green Belt.

Other Plan/ Programme	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
Planning Policy Statement 3: Housing	http://www.communities.gov.uk/index.asp?id=1143104	<p>Set out a housing implementation strategy that describes the approach to managing delivery of the housing and previously-developed land targets and trajectories. Within an overall strategy which identifies land for 15 years, assess and demonstrate the extent to which plans fulfil the requirement for a five year rolling supply of deliverable land.</p> <p>High quality housing, mix of tenure and price, in all areas, and in suitable locations. A flexible, responsive supply of land with efficient and effective use of land.</p> <p>Appropriate measures should monitor and review demonstrates that objectives are not or risk not being met. An indication of management actions that may need to be taken in these circumstances.</p>	<ul style="list-style-type: none"> • RSS Affordable Housing target for region and housing market area. • LPA affordable housing target, reflecting the definition in Annex B. • LPA to set separate targets for social rented and intermediate affordable housing. • LPA to set clear rural targets. • LPA to specify the size and type. • The notional minimum site threshold is 15 dwellings, but this can be lower where viable and practicable, including in rural areas • The national annual target is for 60% on previously developed land. A regionally set target should reflect this and the LPA target reflect the regional target. • The RSS to set a regional housing density target. 	<p>SA to use Housing Market Assessment and Housing Land Availability Assessment.</p> <p>Appraisal to consider implications and priorities for design quality (character and materials, layout, scale, density and access), accessibility, safety, housing density, affordability, size and tenure;</p>
Delivering Affordable Housing, November 2006	http://www.communities.gov.uk/index.asp?id=1504795	<p>Consider: provision of intermediate market housing, social rented housing, particularly family sized housing, developer contributions, grant funded products (e.g. HomeBuy), housing aimed at first time buyers, ambitious but realistic affordable housing targets and thresholds given site viability. A good mix of tenures on new developments.</p>	<p>Everyone should have the opportunity of a decent home, which they can afford, within a sustainable mixed community</p>	<p>SA to use Housing Market Assessment and Housing Land Availability Assessment. Appraisal to consider affordable housing target and threshold, and tenure mix; and to consider appropriate monitoring.</p>

Other Plan/ Programme	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
Planning Policy Guidance 4: Industrial, commercial development and small firms, November 1992	http://www.communities.gov.uk/index.asp?id=1143104	Encourage continued economic development compatible with government environmental objectives. Increased emphasis on the need for development plans to take account of both the locational demands of business wider environmental objectives. Emphasise how local authorities can help small firms through the planning system.	New development can be encouraged in locations that: <ul style="list-style-type: none"> • Minimise the length and number of trips by motor vehicle • Can be served by energy efficient modes of transport • Will not add unacceptably to congestion 	SA Framework to include economic development and support for small firms.
PPS6 Planning for Town Centres (March 2005)	http://www.communities.gov.uk/index.asp?id=1143104	<p>Identify strategy for centres in the area and their role based on a sequential test. Assess the need for floorspace for retail, leisure and other key town centre uses; identify deficiencies or gaps in provision and assess capacity for existing centres to accommodate new development.</p> <p>Criteria based policy required for assessing and locating other development proposals for sites not allocated in the plan. Detailed guidance given on relevant considerations. Local Strategies should be developed to ensure equality of access to local facilities. Town centre strategies should be prepared drawing together planning, design and management of centres.</p> <p>Consider higher density and mixed use developments in and adjoining town centres, with a diversity of uses encouraged including planning for the evening economy, distinguishing primary and secondary frontages and encouraging markets.</p> <p>Provide for a range of facilities in local centres and local shops to meet day to</p>	A re-emphasis of the 'town centres first' objective; the need for a plan-led approach at both regional and local levels; the need for local planning authorities to plan for growth and growing town centres; the need to tackle social exclusion by ensuring access for all to a wide range of everyday goods and services; and the need to promote more sustainable patterns of development with less reliance on the car.	The SA Framework should include vitality of centres and accessibility of services.

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			day needs, remedy deficiencies in provision and promote social inclusion.		
Planning Policy Statement 7: Sustainable Development in Rural Areas, August 2004		http://www.communities.gov.uk/index.asp?id=1143104	LDFs should steer development in the countryside to benefit the economy whilst enhancing/maintaining the environment and preserve its natural resources, including protecting agricultural land.	Raise quality of life and the environment in rural areas through the promotion of: <ul style="list-style-type: none"> • Thriving, inclusive and sustainable rural communities; • Sustainable economic growth and diversification; • Good quality, sustainable development (local distinctiveness and the intrinsic qualities of the countryside; high level of protection of landscapes and environmental resources). • Promote more sustainable patterns of development and support an urban renaissance • Make sustainable improvements in the economic performance of all English regions and, over the long term, reduce the persistent gap in growth rates within and between the regions • Promote sustainable, diverse and adaptable agriculture sectors. 	The SA Framework should include supporting strong, diverse and adaptable rural communities.
PPG8 Telecommunications (August 2001)		http://www.communities.gov.uk/index.asp?id=1143104	<ul style="list-style-type: none"> • Overall objective is to facilitate the growth of new communications systems in order to provide people with a wider choice, while protecting human health and keeping environmental impact to a minimum. 	No targets	Requirements of national planning policy reflected in the sustainability appraisal framework.
PPS9 Biodiversity and Geological		http://www.communities.gov.uk/index.asp?id=1143104	LDFs to: <ul style="list-style-type: none"> • ensure the conservation and 	Indicators include: population of wild birds, condition of SSSIs, number and	SA Framework to include biodiversity and key habitats and species.

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Conservation (2005)	d=1143104	<p>enhancement of the abundance and diversity of British Wildlife and its habitats, and to meet its international responsibilities and obligations for nature conservation.</p> <ul style="list-style-type: none"> • Contribute to urban renaissance by enhancing biodiversity in green spaces and among developments • Conserve, enhance and restore geological diversity • Should identify relevant international, national and local nature conservation interests and designations. • Design policies to provide for adequate development and economic growth whilst ensuring effective conservation of wildlife and the natural environment. • The LDF has made adequate provision for the above points 	area of SNCIs, LNRs, Ramsar sites, number of characteristic rare species and priority habitats, extent of ancient woodlands.	Consideration of monitoring of the indicators identified.
Planning for Biodiversity and Geological Conservation: A Guide to Good Practice	http://www.communities.gov.uk/index.asp?id=1164839		The document provides advice on practical implementation of PPS9 policy	As above.
PPS10 Planning for Sustainable Waste Management (2005)	http://www.communities.gov.uk/index.asp?id=1143104	The LDF should support the Surrey Waste Local Plan to enable sufficient and timely provision of waste management facilities and help implement the national waste strategy.	Recovery or disposal of waste without endangering human health, or harming the environment and not compromising Green Belt policy. Ensure the layout and design of new development supports sustainable waste management. See also UK Waste Strategy.	SA Framework to include waste. Consideration of monitoring in conjunction with Environment Agency and Surrey County Council.
PPS11 Regional Spatial Strategies (2004)	http://www.communities.gov.uk/index.asp?id=1143104		LDDs to be in conformity with Regional Spatial Strategy. RSSs to be produced on an inclusive basis of partnership working and community involvement, more regionally and sub-	SA to build on SAR for RSS.

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			regionally specific and better integration with other regional strategies.	
PPS12 Local Development Frameworks (2004)	http://www.communities.gov.uk/index.asp?id=1143846	The LDF and RSS provide the essential framework for planning in the local authority's area. LPAs should adopt a spatial planning approach to LDFs to ensure the most efficient use of land by balancing competing demands within the context of sustainable development. New development to be co-ordinated with the infrastructure it demands and to take into account the capacity of the existing infrastructure. (Para. 4.9 of PPS12).	The LDF should contain an integrated set of policies based covering the economic, social and environmental needs of the area and any constraints on meeting those needs and taking into account external links and relationships with neighbouring areas.	SA Report to inform and support each LDD.
PPG13 Transport, 2001	http://www.communities.gov.uk/index.asp?id=1143104	The LDF to support delivery of the Surrey Local Transport Plan 2, 2006/07 to 2010/11	Promote more sustainable transport choices for people and freight; accessibility to jobs, shopping, leisure facilities. Reduce the need to travel, especially by car and locate new development in places which can be served by public transport, cycling and walking.	SA Framework to include sustainable transport: reduced need to travel, more journeys by public transport, cycling and walking.
PPG15 Planning and the Historic Environment, September 1994	http://www.communities.gov.uk/index.asp?id=1143104	LDDs should seek to protect the historic environment, listed buildings, conservation areas parks and gardens and the wider historic environment. Clearly set out factors to be taken in to consideration when dealing with an applications effect on the historic environment.	The physical survivals of the past are to be valued and protected for their own sake. PPG provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment	SA Framework to include the historic environment. Monitoring where significant issues are identified.
The Historic Environment: A Force for Our Future (DCMS, Dec. 2001)	http://www.english-heritage.org.uk/serve/show/nav.1448	LDDs should include measures to support and facilitate making the historic environment accessible to everyone, protecting and sustain the historic environment for the benefit of our own and future generations.	Sets out how the historic environment holds the key to: 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	SA Framework to include the historic environment. Monitoring where significant issues are identified.

Other Programme	Plan/ Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
			itself, for the heritage sector, and for local authorities.	
PPG16 Archaeology and Planning, November 1990	http://www.communities.gov.uk/index.asp?id=1143104	LDDs should reconcile the need for development with interests of conservation, including archaeology. Policy and advice should clarify how archaeological remains should be preserved or recorded (urban & countryside).	Protect nationally important archaeological remains and their settings, weighing the relative importance of the archaeology against other factors, including the need for the proposed development. Provision made for investigation, funded particularly by developers. Targets include no loss of listed buildings, no loss or damage to SAMs or other nationally important sites and regular Conservation Area Appraisals.	SA Framework to include archaeology. Monitoring where significant issues are identified.
PPG17 Planning for Open Space, Sport and Recreation, July 2002	http://www.communities.gov.uk/index.asp?id=1143104	LDDs should seek to support urban renewal, promote social inclusion and community cohesion, and health and well-being; promote more sustainable development – open spaces, sports and recreational facilities. Informed by an audit of all open space, sport and recreation facilities.	<ul style="list-style-type: none"> • Supporting an urban renaissance • Supporting a rural renewal • Promotion of social inclusion and community cohesion • Health and well being • Promoting more sustainable development 	SA to consider PPG17 Audit and SA Framework to include social inclusion, recreation, leisure and open space. Monitoring where significant issues are identified.
PPG19 Outdoor Advertisement Control (1992)	http://www.communities.gov.uk/index.asp?id=1143104	Policy on outdoor advertisement to have regard to visual amenity and public safety in considering proposals.	Balancing the commercial need for outdoor advertising with visual amenity and public safety.	No issues for SA.
PPG21 Tourism, November 1992	http://www.communities.gov.uk/index.asp?id=1143104	The needs of tourism should be dealt with in LDDs. Policies in LDDs to take account of the particular needs and character of individual areas.	The tourism industry should flourish in response to the market, while respecting the environment	SA Framework to include tourism as part of economy criteria.
PPS22 Renewable Energy, August 2004	http://www.communities.gov.uk/index.asp?id=1143104	Strategy and policy to deliver national and international targets for the reduction of emissions of greenhouse gases. Clear, criteria based policies for large and small development. The planned SPD on Sustainable Development and Construction would be a key LDD.	Proposed regional targets for renewable energy, buffer zones, and an emphasis on clear, criteria based policies for use in regional planning guidance and development plans. 10% of UK electricity from renewable energy sources by 2010 and 20% by 2020.	Ensure SA Framework to include renewable energy objectives.

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			Prudent use of natural resources and contributing to energy needs, ensuring all homes are adequately and affordably heated. Providing new sources of energy in remote areas and jobs directly related to renewable energy developments, new technologies.	
PPS23 Planning and Pollution Control (2004)	http://www.communities.gov.uk/index.asp?id=1143104	A strategic approach to integrate land use planning with plans and strategies for the control, mitigation and removal of pollution. Policies to take a long-term perspective, account of costs and benefits, respect environmental limits, apply the precautionary principle, use scientific knowledge. Procedures based on transparency, access to information, effective participation by stakeholders and access to justice. Polluter pays. Prevent pollution at source, protection of most vulnerable environments, minimise risk to human health, encourage the use of the most advanced technical solutions that can be cost-effectively applied.	Reuse of previously developed land in preference to Greenfield sites. Polluting activities that are necessary for society and the economy should be so sited and planned to minimise/contain adverse effects within acceptable limits. Opportunities to use the development process to assist/encourage the remediation of contaminated land.	SA Framework to include best use of land and pollution.
PPG24 Planning and Noise, August 1994	http://www.communities.gov.uk/index.asp?id=1143104	LPAs to consider practicality to control or reduce noise levels, or to mitigate through the use of contributions or planning obligations. New development involving noisy activities should, if possible, be sited away from noise-sensitive land uses.	Noise Exposure Categories	SA Framework to include noise.
PPS25: Development and Flood Risk	http://www.communities.gov.uk/index.asp?id=1143104	Strategy and Policies to clarify how sequential approach and exceptions test to be applied. The planned SPD on Sustainable Development and Construction would be a key LDD.	Applicants to prepare a Flood Risk Assessment on sites above 1 ha in flood zone 1 (possibility of flooding is less than 1 in 1,000 chance a year) and on all sites, whatever size, in	SA to be informed by Strategic Flood Risk Assessment. SA Framework to include flooding and managing the water environment.

Other Programme	Plan/	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
				flood zones 2 and 3. Proposals to extend the Environment Agency's (EA) statutory consultee role regarding flood risk on developments. A greater importance placed on the use of Sustainable Drainage Systems.	
Children (Leaving Care) Act, 2000		http://www.opsi.gov.uk/acts/acts2000/20000035.htm	Strategy and Policies to reflect the importance of access to affordable housing and services for everyone.	Ensure that young people do not leave care until they are ready and receive effective support and accommodation once they have left.	Sustainability Appraisal objectives to reflect the importance of access to affordable housing and services for everyone.
National Cancer Plan (2000)		http://www.dh.gov.uk/en/Policyandguidance/Healthandsocialcare/topics/Cancer/index.htm	Strategy and policies to support and facilitate health care provision and special needs housing.	Reduce death rates and improve prospects of survival and quality of life for cancer sufferers. Commitment to addressing health inequalities.	Sustainability Appraisal to address issue of access to healthcare.
Circular 18/94 – Gypsy Sites Policy and Unauthorised Camping		http://www.communities.gov.uk/index.asp?id=1163380	No need to incorporate into LDF.	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).	No issues for SA.
Gypsy and Traveller Circular 01/2006		http://www.communities.gov.uk/index.asp?id=1163380	Strategy and policies should include criteria for the location of Gypsy and Traveller sites, which will guide the allocation of sites and also be used to meet unexpected demand.	Carryout a Gypsy & Travellers' accommodation assessment.	SA to be informed by Gypsy and Traveller assessment. SA Framework to include Gypsy and Traveller needs under housing criteria.
Circular 22/91 Travelling Show People (draft Update January 2007)		http://www.communities.gov.uk/index.asp?id=1505792	LDDs should seek to assess needs and include fair, realistic and inclusive policies.	Its main intentions are to increase the number of Traveling Showpeople's sites in appropriate locations; to recognise, protect and facilitate the traditional way of life of Traveling Showpeople; to underline the importance of assessing needs; to ensure that DPDs include fair, realistic and inclusive policies and to ensure that identified need is dealt with fairly and effectively; to help to	SA to be informed by assessment. SA Framework to include needs of Travelling Showpeople under housing and commercial criteria.

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				avoid traveling showpeople becoming homeless through eviction from unauthorised sites without an alternative to move to.	
Circular 11/95 Use of Planning Conditions		http://www.communities.gov.uk/index.asp?id=1144452	Polices to be in conformity with advice.	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 to be undertaken in awareness of parameters and possibilities through conditions.
Circular 06/04 Compulsory Purchase and the Crichel Down Rules		http://www.communities.gov.uk/index.asp?id=1162557	Consider the provisions of this Circular where dealing with CPO.	How to use compulsory purchase powers to best effect. Crichel Down Rules apply to surplus Government land which was acquired by, or under the threat of, compulsion should be offered back to former owners, their successors, or to sitting tenants.	No issues for SA.
Human Rights Act (1998)		www.hmsso.gov.uk	LDF to be prepared and include appropriate provisions which do not violate Human Rights.	Public authorities have an obligation to act compatibly with Convention rights. People have the right to take court proceedings if they think that their Convention rights have been breached.	SA to support LDF process.
Water Act (2003)		www.hsmo.gov.uk	Between now and 2012 LDFs should seek to support the resolution of significant problem areas and seek to achieve sustainable water resources management.	The Act aims to improve protection of the environment and to provide a more flexible process of regulation in respect of water resources.	SA Framework to include water resources, supply and protecting the environment

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The Strategy for Sustainable Farming and Food (2002)	http://www.defra.gov.uk/farm/policy/sustainable/index.htm	Strategy and policies which support the viability and diversity of rural and urban economies and communities whilst achieving consistently high standards of environmental performance	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.	Sustainability Appraisal objectives to reflect the importance of sustainable farming which safeguards the environment
The UK Biodiversity Action Plan	http://www.ukbap.org.uk/	Strategy and policies to support local BAPs and HAPs	A detailed plan for the protection and enhancement of biodiversity resources. Seeks to increase public awareness of, and involvement in, conserving biodiversity; and to contribute to the conservation of biodiversity on a European and global scale.	SA Framework to include biodiversity. SA to consider local biodiversity objectives.

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Working with the Grain of Nature: a Biodiversity Strategy for England (Defra, 2002)	http://www.defra.gov.uk/wildlife-countryside/biodiversity/biostrat/index.htm	Support meeting biodiversity targets in the Habitat and Species Action Plans and, with clear policy goals and objectives, using these and other relevant indicators to measure progress. Incorporate biodiversity indicators. Encourage business to act for biodiversity, involve people and help make biodiversity part of their everyday lives through information, communication and education.	Sets out a series of actions to make biodiversity a fundamental consideration in agriculture, water, woodland, marine and coastal management & urban areas. § To care for our natural heritage § To make the countryside attractive and enjoyable for all § Reversing the long-term decline in the number of farmland birds by 2020, as measured against underlying trends § Bringing into favourable condition by 2010 95% of all nationally important wildlife sites	SA Framework to include biodiversity. SA to consider local biodiversity objectives.
Safer Places, the Planning System and Crime Prevention (February 2004)	http://www.crimereduction.gov.uk/activecommunities/activecommunities61.htm	Strategy and policies to further the aims of reducing and preventing crime. Detailed design guidance.	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 Framework to include crime prevention and reducing crime. Monitoring where significant issues identified.
Secured by Design	www.securedbydesign.org.uk	Policies to support the objectives of Secured by Design.	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 Framework to include designing out crime.
Manual for Streets, March 2007	http://www.manualforstreets.org.uk/	Policies to support the aim of increasing the quality of life through good design which creates 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.	Appraisal to recognise the importance of the design process to delivering people-orientated streets.

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The Planning Response to Climate Change (2004)	http://www.communities.gov.uk/index.asp?id=1503781	Strategies and policies to respond to the changing climate in partnership with developers and the wider community.	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 Framework to address climate change in all criteria.
Water Resources for the Future (Environment Agency, 2001)	http://www.environment-agency.gov.uk/subjects/waterres/981441/?version=1&lang=en	Strategy and policies to ensure management of 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 Framework to include managing the water environment.
Employment Land Reviews (December 2004)	http://www.communities.gov.uk/index.asp?id=1502071	Strategy and policies to be informed by Employment Land Review.	Guidance to help LA to assess the demand for and supply of land for employment and the suitability of sites for employment development.	SA Framework to include employment land. SA to be informed by Employment Land Review.
National Public Service Agreement (PSA) targets for SSSI's		Strategy and policies to protect natural heritage, make the countryside attractive and enjoyable for all and preserve biological diversity.	<ul style="list-style-type: none"> 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/	Nationally important archaeological sites to be statutorily protected as Scheduled Ancient Monuments	No indicators	SA Framework to include archaeology and designated sites.
Planning (Listed Building and Conservation Areas) Act	http://www.opsi.gov.uk/ACTS/acts1990/Ukpga_19900009_en_1.htm	Buildings which are listed or which lie within a conservation area are protected by law.	No indicators	SA Framework to include historic buildings and designated sites/buildings.
River Basin Management Plan (RBMP)		In each River basin District the WFD requires the production of a river basin management plan.	By 2009 to: <ul style="list-style-type: none"> Safeguard the sustainable use of water; Protect and restore the status of aquatic ecosystems; Improve aquatic environments by 	<ul style="list-style-type: none"> Have regard to the RBMP and any plan prepared to supplement the RBMP. SA ensure water issues are addressed

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			<p>the reduction of hazardous substances;</p> <ul style="list-style-type: none"> • Reduce groundwater pollution; and • Help mitigate the effects of floods and droughts. 	
Mineral Planning Guidance Notes	http://www.communities.gov.uk/index.asp?id=1143104	LDFs to support Surrey Minerals Local Plan	Government policy on mineral extraction	SA Framework to include efficient use of resources.
Environmental Quality and Spatial Planning Incorporating the natural, built and historic environment and rural issues in plans and strategies, 2005	http://www.english-heritage.org.uk/uploads/pdf/Envir_Quality.pdf	LDF should apply this guidance in the light of the scope of the LDDs and the sustainability appraisal that are undertaken.	Recommended a scoping checklist setting out the issues that needed to be taken into account in LDF.	SA may be able to make use of Quality of Life Assessment to help to improve understanding of how development can cause least damage and deliver most benefits for sustainability.
Regional				
Regional Planning Guidance (RPG9, 2001)	Superseded by RSS (see below)	LDFs to build on RSS (see below)	Regional framework for preparation of local authority development plans. Consistent with and builds on national sustainability objectives.	SA to take SAR of RSS into account.
South East Plan (draft Regional Spatial Strategy) Core Document, consultation draft	http://www.southeast-ra.gov.uk/southeastplan/	LDFs to build on RSS	Regional framework for preparation of local authority development plans. Sets Objectives for Climate Change, Resource Use, Infrastructure and Implementation, Use of public land, Urban Focus, Spatial patterns, Green belts and Strategic gaps.	SA to take SAR of RSS into account.
London Fringe/Central Arc Sub-Regional Strategy (draft), November 2004	http://www.southeast-ra.gov.uk/southeastplan/key_study_areas/london_fringe.html	Strategy and policies to deliver objectives where applicable.	Moderating the growth of economic activity. Encouraging economic activity which utilises the existing skills of the workforce and minimises the need for additional employment land. Meets as far as possible the housing needs of the sub-region.	SA to consider findings of SAR of RSS. SA Framework to include skills and education, housing and any limits/parameters set by environmental baseline.

Other Programme	Plan/	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
				Promotes better management of change in the urban areas	
Western Corridor Sub-Regional Strategy (draft), November 2004		http://www.southeast-ra.gov.uk/southeastplan/plan/view_plan.html	Strategy and policies to deliver objectives: Transport Hubs, accessible locations for development, appropriate scale and distribution of housing, employment land, 'smart' economic growth, sufficient infrastructure, support the objectives for the Blackwater Valley, protect the Thames Basin Heath Special Protection Areas (TBH SPA)	Focus new development in built-up areas and provide housing to meet the strategies targets, retaining existing employment land and identifying new is necessary. Encourage economic activity that minimises the demand for additional labour and land. Secure critical infrastructure needed for future development. Develop an integrated plan to manage development proposals likely to impact on the TBH Special Protection Areas. In the interim determine housing proposals in accordance with the Habitats Regulations 1994.	SA to consider findings of SAR of RSS. SA Framework to include skills and education, housing, infrastructure and any limits/parameters set by environmental baseline.
Regional Economic Strategy (RES, 2002)		http://www.seeda.co.uk/res/	Strategy and policies to deliver sustainability principles and objectives whilst recognising that the SE is a major driver of the UK economy. Tackle areas of disadvantage and to build on the strengths of its better performing areas. Traffic congestion and affordable housing are identified as issues to be addressed.	Formulated by SEEDA a 10 year framework for the delivery of the economic aspects of the RSDF states five objectives for the RES: competitive business, successful people, vibrant communities, effective infrastructure and sustainable use of natural resources.	Develop plan policies to reflect these objectives – Core Strategy requires a strategic policy to promote economic growth.
Regional Transport Strategy		http://www.southeast-ra.gov.uk/publications/strategies/transport.html	LDF to support investment in the transport system that supports delivery of the spatial strategy by: developing the network of regional hubs and spokes; facilitating urban renewal and urban renaissance as a means of achieving a more sustainable pattern of development; supporting the region's gateway function. Implement relevant parts of the Local Transport Plan 2.	Ensure that the investment programmes of local authorities, transport providers and other key stakeholders in the transport sector complement and support the wider regional objective of delivering a more sustainable pattern of development. Replaces transport chapter of RPG9.	SA to consider findings of SAR of RSS. SA Framework to include transport.
Regional Housing Strategy		http://www.go-se.gov.uk/gose/people	LDF to facilitate building houses, with a significant shift towards social rented	Five key themes: overall housing supply; affordability; regeneration and	SA Framework to include tenure, type, size and quality of housing

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		eSusComms/housing/housingBoard/	housing, support making decent all social housing stock and improve the quality of private sector housing, particularly when occupied by vulnerable households.	renewal; homelessness and supported housing; quality and sustainability of the housing stock.	
Regional Waste Strategy (2004)		http://www.southeast-ra.gov.uk/publications/strategies/waste.html	LDF to facilitate and support delivery of the RSS (waste strategy) and the Surrey Waste Local Plan.	Vision for a region in which natural resources are used and managed efficiently so that by 2025 the amount of waste produced will be minimised; the overwhelming majority of materials will be re-used, recycled or have value recovered from them; and the environment will be protected and enhanced for future generations.	SA Framework to include waste.
Regional Sustainable Development Framework		http://www.southeast-ra.gov.uk/our_work/planning/sus_dev/download.html	LDF to facilitate and support delivery of the strategy	<p>An over-arching integrated policy document, to guide and help in the monitoring of the quality of life within the region, including objectives, targets and indicators.</p> <ul style="list-style-type: none"> § everyone has the opportunity of a decent and affordable home § improve the health and well-being of the population and reduce inequalities in health § reduce poverty and social exclusion § stimulate economic revival in priority regeneration areas § raise educational and achievement levels and develop opportunities for everyone to acquire the skills needed to find and remain in work § reduce crime and the fear of crime § create and sustain vibrant communities § encourage the development of, and participation in, cultural, creative 	SA Framework to include all the objectives.

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			and sporting activity, and a buoyant sustainable environment	
South East Region Social Inclusion Statement (2002)	http://www.southeast-ra.gov.uk/our_work/planning/social_inc/statement.html	LDF to seek to deliver improvement to areas of deprivation and support social inclusion.	Tackling social exclusion through commitment to various regional organisations and agencies to making social inclusion a priority. Reduce the gap between the 119 most deprived wards and the rest of the region by 10% by 2010.	SA Framework to include deprivation and social inclusion.
Rural Tourism in the South East. A Strategy for Future Action (A Consultation Draft)	http://www.seeda.co.uk/Work_in_the_Region/Rural_Issues/tourism/	LDF to support and facilitate tourism in rural areas.	Strategy recognises the rural assets in the region and advises how set out priorities for action, looking ahead over the next 5 years.	Sustainability Appraisal Framework to include tourism in economy criteria and rural criteria.
Revisions to RPG9: Destination South East, November 2004 (Chapter 14, RPG9: Tourism and Related Sport and Recreation)	http://www.gov.se.gov.uk/gose/ourRegion/regionalStrats/	LDF to support delivery of objectives.	Aims to deliver a diverse and higher value tourism sector that plays an enhanced role in the sustainable development of the region: Providing a greater variety of jobs and support for urban renaissance and regeneration. Helping to diversify and develop further the rural economy whilst underpinning and promoting environmental quality and local distinctiveness in town and country and generating community benefits to enhance quality of life for all social groups.	SA Framework to include tourism in economy criteria.
Revisions to RPG9: Strategy for Energy Efficiency and Renewable Energy (Chapter 10, RPG9)	http://www.gov.se.gov.uk/gose/ourRegion/regionalStrats/	Objective of policies: Promote more sustainable pattern of energy use and generation while ensuring that development does not harm the region's environment or quality of life of its people.	<ul style="list-style-type: none"> • Encourage developers to submit an assessment of a developments energy demand, • Attainment of high energy efficiency ratings in all new development through the use of best practice (BREEAM, NHER) • Incorporation of renewable energy sources. • Active promotion of energy 	LDD may expect the incorporation of high standards of energy efficiency in all development, subject to economic viability considerations. Achieved through design, layout and orientation (SPDs can be used to promote this). LA to encourage the use of energy efficient materials and technologies. The polices and text replace INF4 of RGP9 and supporting paragraphs 10.19-10.24. They do not alter the

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			efficiency and use of renewable energy sources.	core strategy. Following commencement of Compulsory purchase act, RPG and its alterations have become a statutory regional spatial strategy.
Regional Forestry Framework 'Seeing the Woods for the Trees: A forestry and woodlands framework for South East England' (2004)	http://www.forestry.gov.uk/seeingthewoodforthetrees	LDF to support and facilitate delivery of the objectives.	A framework for South East England for the future development of woodlands and forestry: trees and woodland supporting the development of sustainable communities, people's improved health through visiting woodlands & greater use for community activities; enhancing and protecting the region's environment; and realising the economic value of woodland products, playing a greater role in attracting tourism, and other economic activity	SA Framework to include woodland in criteria for economy, health, biodiversity and resource use.
The Cultural Agenda: realising the cultural strategy of the South East (Nov. 2002)	http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/cultural_strategy_of_the_south_east.pdf	LDF to support and facilitate delivery of the objectives	Promote a central role for the cultural sector in the region: urban and rural renaissance, sustainable development, better public understanding, social inclusion, education and knowledge, the skills and training needs of the sector, excellence in design.	SA Framework to include cultural criteria in economy, social inclusion and built environment.
Action for Biodiversity in the South East (2001)	http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/action_for_biodiversity_in_the_south_east.pdf	LDF to support and facilitate delivery of the objectives	<ul style="list-style-type: none"> • To protect and enhance Surrey's wildlife • Halt declines and restore biodiversity to a more sustainable condition. 	SA Framework to include biodiversity. SA to consider local biodiversity objectives.

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By Design, Urban Design in the Planning System – towards better practice	http://www.cabe.org.uk/default.aspx?contenitemid=446	Policies to support and facilitate delivery of high quality design.	<ul style="list-style-type: none"> • To encourage better design and to act as a companion to the PPGs/PPSs. • To stimulate thinking about urban design. • To 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. 	SA Framework to include high quality design.
Unlocking the Potential of the Rural Urban Fringe (Countryside Agency/Groundwork)	http://www.naturalengland.org.uk/	LDF to support and facilitate delivery of the objectives	To aim for a rural urban fringe that is attractive, accessible, diverse and multi-functional. It serves the needs of both urban and rural communities, strengthens the links between town and country, and contributes fully towards sustainable development.	SA Framework to include landscape and accessibility to housing, services and employment.
Power of Place: The Future of the Historic Environment (The Historic Environment Review Steering Group, 2000)	http://www.english-heritage.org.uk/serve/show/nav.1303	Strategy and policies 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 Framework to include the historic environment.
Save Our Streets (English Heritage, Women's Institute, 2004)	http://www.english-heritage.org.uk/serve/show/nav.8680	Policies to enhance built environment landscape.	To restore dignity and character to our historic streets. Removing the blight of unnecessary signs, poles, bollards, barriers, hotchpotch paving schemes and obtrusive road markings.	SA Framework to include built environment.

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Accessibility Planning (September 2004)	http://www.dft.gov.uk/pgr/regional/ltp/accessibility/	LDF to support and facilitate delivery of Surrey LTP 2 and 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 Framework to include accessibility.
County				
Surrey Structure Plan 2004	www.surreycc.gov.uk	Core Strategy DPD to be in conformity with the strategy and policies of the Surrey Structure Plan.	Promote a high quality environment and ensure that development does not add to the demand for movement. Provision of infrastructure and services and for the needs of the people of Surrey. To maintain and renew the wealth creating capacity of the County's economy. Contains a target of 90% of housing on previously developed land.	SA Framework to include these issues and targets. Monitoring in conjunction with County where significant issues identified.
Surrey Waste Local Plan (1997) and emerging revision: Surrey Waste Plan submission version June 2006	www.surreycc.gov.uk	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. The SWLP will form part of the LDF once adopted. Other LDDs to be in conformity.	Waste management practices which are consistent with the principles of sustainable development and the waste hierarchy. Pursuing recycling and composting targets for municipal waste of 40% by 2010, 50% by 2015 and a long term aspirational target of 60% by 2025.	SA Framework to include waste management and efficiency in the use of resources. Monitoring in conjunction with County where significant issues identified.
Surrey Minerals Local Plan (1993) and emerging revision: Surrey Waste Plan submission version June 2006	www.surreycc.gov.uk	Sets out policies for mineral extraction and for meeting demand for minerals in the County, including identifying sites. The SMLP will form part of the LDF once adopted. Other LDDs to be in conformity.	Safeguard supply but minimise the environmental impact of mineral working by controlling working and by directing the industry to those areas most suitable to accommodate it and identifying appropriate restoration. Reduces demand for minerals. Indicators – the production of primary land won aggregate and the production of secondary/recycled aggregate.	SA Framework to include efficiency in the use of resources. Monitoring in conjunction with County where significant issues identified.
Surrey Rural Strategy (2003)	www.surreycc.gov.uk	Support delivery of rural strategies.	Promote thriving rural communities with a high level of self reliance and access to high quality public services,	SA Framework to include a sustainable and vibrant rural area. Monitoring in conjunction with County

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			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.	where significant issues identified.
Surrey Local Transport Plan 2 (2006-2011)	www.surreycc.gov.uk	Sets out transport policies and forms part of the LDF for Surrey. Other LDDs to be in conformity.	Tackling congestion to reduce delays; improving accessibility to key services and facilities; road safety and security; enhancing the environment and quality of life; and improving maintenance of our transport network. Increase walking, cycling and public transport use; reduce vehicle emissions; increased proportion of major developments located in accessible urban centres; improved provision for freight transport. Provides basis for securing funding for transport schemes. Indicators: Peak hour traffic flows into main urban centres; vehicle kilometres on all roads; travel time; accessibility of health care and employment; number of people killed or seriously injured (KSI); number of children killed or seriously injured (child KSI); number of slight casualties; concentrations of pollutant.	SA Framework to include transport and accessibility. Monitoring in conjunction with County where significant issues identified.
Infrastructure and Amenity Requirements to Support New Development: A Good Practice Guide to Provision in Surrey	www.surreycc.gov.uk	Strategy and polices to recognise importance of sufficient infrastructure, to identify requirements of a development and set out role of contributions. Includes social and community infrastructure.	To seek developer contributions to ensure provision of a range of facilities and services.	SA Framework to include infrastructure provision.

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A Common Agenda for a Sustainable Surrey (2000)	www.surreycc.gov.uk	Strategy and polices to support and facilitate the Common Agenda.	Formulated by the Sustainable Surrey Forum. A set of guidelines for a more sustainable future for Surrey: use natural resources wisely, sustainable transport, protect and enhance the environment, encourage a successful local economy, care for and protect people, encourage successful communities, meet peoples differing needs.	SA Framework to include these objectives.
Surrey Sports Strategy	www.surreycc.gov.uk	Strategy and polices to support and facilitate 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 Framework to include provision for sport and recognise health benefits.
Surrey Tourism Strategy 2000 - 2005	www.surreycc.gov.uk	Strategy and polices to support and facilitate the Tourism Strategy.	A 5-year framework for the sustainable development and management of tourism in the county which engages partners in the public, private and voluntary sectors.	SA Framework to include tourism.
Surrey Economic Partnership Economic Strategy	www.surreycc.gov.uk	Strategy and polices to support and facilitate the aspirations of the Surrey Economic Partnership.	Facilitate an innovative economy; raise productivity levels in the workforce; encourage the most efficient and effective use of land and property; reduce dependency on the road network; and promote culture of corporate responsibility linked to economic success.	SA Framework to include improving the image of the area as a business location.
Biodiversity Action Plan	www.surreycc.gov.uk	Strategy and polices to support and facilitate the BAP.	Aim to halt declines and restore biodiversity to a more sustainable condition.	SA Framework to reflect BAP priorities. Take account of baseline information. SA to help identify significant issues for monitoring.

Other Programme	Plan/ Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
			See individual Habitat Action Plans for key objectives and targets.	
Surrey Heritage Strategy	www.surreycc.gov.uk	Strategy and policies to consider local history, local archaeology, historic countryside and buildings, museums. SPD on Historic Parks and Gardens and Conservation Area Appraisals.	Aims to identify issues and promote actions which conserve, encourage interest in and enjoyment of Surrey's heritage in a sustainable manner.	SA Framework to include heritage. Take account of baseline information. SA to help identify significant issues for monitoring.
Surrey Supporting People Strategy	www.woking.gov.uk/wbc/strategies/surrey/supportingpeople.pdf	Strategy and policies to help 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 Framework to include social exclusion and housing need.
Parking Strategy for Surrey (March 2003)	www.surreycc.gov.uk	Strategy and policies to help delivery of the Supporting People Strategy and to inform SPD.	Manage travel demand through integrated planning; reduce the need to travel; introduce restraint-based parking standards; sustain and enhance the vitality of town centres; effectively manage the total parking supply.	SA Framework to include managing travel demand and restraint based parking standards.
Surrey Domestic Violence Strategy (2003)	www.surreycc.gov.uk	Strategy and policies to support delivery of the Domestic Violence Strategy.	Raise awareness of services available to victims, including outreach services in East Surrey, Waverley and North West Surrey.	SA Framework to include accessibility to services.
Surrey Heath emerging LDF	www.surreyheath.gov.uk	Strategy and policies 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 LDF	www.elmbridge.gov.uk	Strategy and policies to be compatible with EBC LDDs	Development objectives for Elmbridge.	SAR to consider significant issues emerging in SAR of Elmbridge LDDs.
Runnymede emerging LDF	www.runnymede.gov.uk	Strategy and policies to be compatible with RBC LDDs	Development objectives for Runnymede.	SAR to consider significant issues emerging in SAR of Runnymede LDDs.
Guildford emerging LDF	www.guildford.gov.uk	Strategy and policies 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	Strategy and policies to support economy.	The SLGA key worker strategy seeks to contribute to the debate on key worker housing through establishing a	SA Framework to include affordable housing for key workers.

Other Plan/ Programme	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
			framework for public and private sector organisations to address their own service needs.	
Making Affordable Housing Happen (Surrey Housing and Planning Officers)	www.surreycc.gov.uk	Strategy and policies further delivery of affordable housing.	The Surrey Housing and Planning Officers best practice guide seeks to deliver affordable housing.	SA Framework to include affordable housing.
Community Strategy for Surrey	www.surreycc.gov.uk	Strategy and policies to support delivery of the Community Strategy	<p>Six themes</p> <ul style="list-style-type: none"> • Economic development in Surrey • Travel, access and mobility in Surrey • Housing and assoc. development • Changing lifestyles in Surrey • Culture, communities and identity of Surrey • The future of public services and democracy in Surrey. 	<p>Consider the following indicators:</p> <ul style="list-style-type: none"> • Quality of life, • Levels of employment, • Young people in employment or education • Composition and size of Surrey's economy • Levels of commercial and domestic waste and means of disposal and recycling • Types of transport used, Satisfaction with public transport, Traffic flow, Casualties on roads, Road and footpath quality, Incidence of high air pollution • Ratio of house prices to income, Levels of unfit housing • Travel between home and work, People working from home, Local jobs • Low level of crime, Disadvantaged areas, Accessibility of services.
Surrey Medium Term Strategy for Adults and Community Care 2002-2005	www.surreycc.gov.uk	Strategy and policies to support delivery.	<p>Improve services for Surrey's vulnerable adults:</p> <ul style="list-style-type: none"> • Health and social care • Social care and housing • Partnerships • Making full use of the power of Surrey 	SA Framework to include health and social care

Other Programme	Plan/	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
				<ul style="list-style-type: none"> • Quality and value for money • An open service 	
Surrey Crime and Disorder Reduction Strategy 2005-08		www.surreycc.gov.uk	Strategy and policies to support delivery.	<ul style="list-style-type: none"> • Concentrate CC service actions on the 6 main town centres • To reduce the rate of increase in anti social behaviour to 10% • 40% reduction in the number of people killed or seriously injured in road accidents • 50% reduction in the number of children killed or seriously injured in road accidents • To assist schools to ensure that the issues of drug and alcohol abuse are addressed • To protect Surrey's most vulnerable citizens from abuse or exploitation • To improve reporting of racist incidents 	SA Framework to include crime. Consider the indicators identified in the Strategy.
Surrey Cultural Strategy 2002-07		www.surreycc.gov.uk	Strategy and policies to support delivery.	<ul style="list-style-type: none"> • Promoting mental and physical well-being of residents • Stimulating participation in lifelong learning • Supporting and celebrating cultural diversity • Sustaining the natural and man-made environment • Ensuring equal access, social inclusion and self-reliance • Underpinning the local economy including rural areas • Developing the voluntary sector 	SA Framework to include cultural interests, learning and social inclusion
Surrey School Organisation Plan		www.surreycc.gov.uk	Strategy, policies and possibly allocations to ensure the needs of educational	Forecasts the supply and demand for school places over the next five years	SA Framework to include schools and education facilities.

Other Plan/ Programme	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
2003/04-2008/09		institutions are met. Set out criteria for developer contributions.	and confirms a protocol for considering any review of school organisation.	
Surrey Design Guide – A Strategic Guide for Quality Built Environments (2002)	www.surreycc.gov.uk	Strategy and policies to support delivery.	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 Framework to include good design
Surrey Policing Plan	www.surreycc.gov.uk	Strategy and policies to support delivery.	To maintain low levels of crime and disorder and work with partners to bring more offenders to justice and to improve the quality of their services and extend the way services can be accessed. <ul style="list-style-type: none"> • Reduce burglary by 2.4%. • Reduce vehicle crime by 4.6%. • Keep the number of robberies below 605. • Keep a low level of gun crime. • Increase the number of detected crimes by 17% 	SA Framework to include crime. Consider use of indicators.
Surrey Chalk Grassland (including Chalk Scrub) Habitat Action Plan (1999)	www.surreycc.gov.uk	Strategy and policies to support delivery.	All remaining key chalk grassland sites to be given statutory protection and 80% of chalk grassland sites to be appropriately managed and in favourable condition. 75% of	SA Framework to include biodiversity. Consider protection and/or management of chalk grassland as a specific indicator.

Other Programme	Plan/	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
				<p>Surrey's chalk grassland should be subject to an appropriate grazing regime by 2010</p> <p>Encourage restoration and linking together or enlarge existing sites. Public access and recreation on semi-natural chalk grassland should be low key and sensitively managed. Maintain existing area of floodplain</p>	
Surrey Flooding Grazing Marsh Habitat Action Plan (1999)		www.surreycc.gov.uk	Strategy and policies to protect and promote restoration to this habitat.	<p>Identify and protect sites of conservation value, restore and create wet grassland of conservation importance. Maintain and improve water quality</p> <p>Favourable management of 50% of wet grassland. Stop loss of valuable grassland by 2005. 50% increase in area of valuable grassland by 2010.</p>	SA Framework to include biodiversity and consider indicator for amount of grazing marsh habitat in favourable management if this can be monitored effectively.
Surrey Open Water and Large Reedbeds Habitat Action Plan (2002)		www.surreycc.gov.uk	Strategy and policies to protect and promote restoration to this habitat.	<p>Develop understanding of the conservation value of open water and reedbed habitat. Protect sites of conservation value, manage appropriately and encourage creation in suitable areas:</p> <ul style="list-style-type: none"> • Identify all important sites • management plans in place by 2010 • To create five 10ha and 100 <0.25ha new open standing water bodies by 2010 • To create 20ha of new reedbed by 2010 (including one site of at least 10ha) and a further 80ha by 2050 	SA Framework to include biodiversity and consider indicator for amount of large reedbeds in favourable management if this can be monitored effectively.
Surrey Farmland Habitat Action Plan		www.surreycc.gov.uk	Strategy and policies to support the Farmland Habitat Action Plan.	Raise awareness of biodiversity issues among the farming community,	SA Framework to include biodiversity in farming.

Other Programme	Plan/	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
(2002)				conservation community and general public.	
Surrey Urban Habitat Action Plan (2002)		www.surreycc.gov.uk	Strategy and policies to seek improved habitat and support increased awareness of the value and significance of urban wildlife and of the role which people can play in providing for it.	<p>Protect and enhance urban sites which are already known to be important. Identify other possible key sites and take measures to protect them, including linking of habitats.</p> <ul style="list-style-type: none"> • Declare all suitable informal greenspace land in Council ownership as Local Nature Reserves by 2010 • Develop a mechanism to ensure all new developments incorporate informal greenspace for wildlife 	SA Framework to include urban biodiversity.
Surrey Woodland Habitat Action Plan (2002)		www.surreycc.gov.uk	Strategy and policies to protect and seek enhancement of woodland.	<p>Prevent loss of woodland of conservation importance. Maintain and enhance ancient woodland.</p> <p>Maximise biodiversity in all woods and manage potentially damaging animals. Promote greater understanding of the need for conservation management in Surrey's woodlands.</p>	SA Framework to include woodland and ancient woodland.
Surrey Lowland Unimproved Neutral and Dry Acid Grassland Habitat Action Plan (2002)		www.surreycc.gov.uk	Strategy and policies to protect and seek enhancement of lowland unimproved neutral and dry acid grassland.	<p>Prevent loss and damage of neutral and acid grasslands and seek favourable management.</p> <ul style="list-style-type: none"> • Identify, map and designate unimproved neutral and acid grasslands • All unimproved hay meadow sites to be appropriately managed and in favourable condition by 2010 • All high quality (SNCI or higher 	SA Framework to include lowland unimproved neutral and dry acid grassland.

Other Programme	Plan/	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
				designation) unimproved neutral or acid pastures should be subject to an appropriate grazing regime by 2010	
Surrey Wood Pasture and Parkland Habitat Action Plan (2002)		www.surreycc.gov.uk	Strategy and policies to protect and seek enhancement of wood pasture and parkland habitat.	Prevent loss and damage to wood pasture and parkland. Favourable management should be put into practice for all wood. Restore and create areas of wood pasture to extend and buffer existing sites. Ensure that public access and recreation in wood pasture and parkland is low impact and sensitively managed, to avoid disturbance, especially to vital dead wood habitats. Raise awareness of the value of wood pasture and parkland and the ancient trees and biodiversity of this habitat in Surrey.	SA Framework to include wood pasture and parkland habitat.
Surrey Lowland Heathland Habitat Action Plan (2002)		www.surreycc.gov.uk	Strategy and policies to protect and seek enhancement of lowland heath.	Prevent loss and damage of heathland and ensure maintained and enhanced by appropriate management. Expand the area under grazing management and introduce appropriate levels of grazing to all heaths. Increase the total area of heathland by establishing new areas on suitable sites. Develop a culture of public appreciation of heathlands so that the need to manage sites by tree removal and grazing is understood <ul style="list-style-type: none"> • sites to be sustainably managed • 1,000 hectares of heathland to be extensively grazed by 2010 • Re-create 200 hectares of 	SA Framework to include lowland heath.

Other Plan/ Programme	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
			heathland from forestry or other land and link or enlarge existing sites	
Sub-County/Cross-County Boundaries				
Surrey Hills AONB Management Plan 2004-2009	www.surreyhills.org	Strategy and policies to support delivery of the AONB Management Plan.	Sets out a vision for 2004 and management policies addressing issues such as farming, woodland, nature conservation, historic and cultural heritage, recreation and tourism, land use planning, traffic and transport, community development and the local economy.	SA Framework to include landscape.
Joint Carers Strategy for South West Surrey (2003-2006)	www.carersnet.org.uk	Strategy and policies to support improved access to care.	A Multi Agency Action Plan to promote action for Carers & Surrey County Council	SA Framework to include access to care services.
Thames Basin Heaths Area Based Delivery Project (ABD)	http://www.english-nature.org.uk/about/teams/Init.asp?id=5	Strategy and policies to cover part of Ash to Brookwood Heaths and Colony Bog and Bagshot Heath SSSI. Balancing protection with delivery of housing. Compatibility with the requirements of the Habitats Regulations and Article 4(4) of the Birds Directive.	Natural England led initiative to integrate Biodiversity conservation and restoration in 11 LPAs, including Woking. Considers policies, practises, procedures and measures to conserve existing heathland. Developing a map of the potential areas for heathland restoration and considering opportunities for Accessible Natural Green Space delivery. The Government has set a Public Service Agreement (PSA) target that 95% by area of SSSI will be in favourable condition by 2010.	SA Framework to include SPA. Monitoring for this and other habitats (above) to be developed in conjunction with SCC and Natural England.
Surrey Heath and Woking Health and Social Care Plan 2003 to 2006	www.woking.nhs.uk	Strategy and policies to support improvements in respite care facilities and accessibility.	To improve the health and social care of the Surrey Heath and Woking PCT population. Local priorities identified as respite care, transport and information.	SA Framework to include health and social care. Use baseline information. Monitor any significant issues arising.

Other Plan/ Programme	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
Strategic Rail Authority Corporate Plan 2004/5	www.dft.gov.uk	Strategy and policies to support improvements to rail services.	To improve the service delivery of the railways.	SA Framework to include railways.
Strategic Rail Authority Land Use Planning Statement (2001)	www.dft.gov.uk	Strategy and policies to support improvements to rail services.	Encourage appropriate land use development around railway stations and improve access to and within railway stations for all sections of the community. Encourage the provision of infrastructure for rail freight use.	SA Framework to include railways and access to rail services.
Strategic Rail Authority Cycling Policy	www.dft.gov.uk	Strategy and policies to support improvements to cycling infrastructure and facilities.	Facilitate and encourage passengers to cycle to stations, especially as an alternative to driving.	SA Framework to include cycling facilities and infrastructure.
Local				
River Wey Catachment Abstraction Management Strategy	http://environment.gov.uk/regions/thames/323150/323314/176905/315312/?version=1&lang=e	Strategy and policies 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 at a local level. The Environment Agency is preparing this document.	SA Framework to include management of the water environment. Use baseline information when available and monitor significant issues arising from SA.
Community Strategy	http://www.woking.gov.uk/council/communitystrategy/commstrat	The LDF to facilitate delivery of the Community Strategy for Woking	Six themes: A strong community with a clear sense of belonging and responsibility; a clean, healthy and safe environment; a transport system that is integrated and accessible; access to quality and affordable housing for local people and key workers; a community which values personal health and well-being; and an integrated and accessible local facilities and services.	SA Framework to include the six themes.
Sustainability Checklist and Annual Sustainability Report	http://www.woking.gov.uk/environment/sustainable	LDF to be subject to Sustainability Appraisal.	Provides a methodology for checking policies meet sustainability criteria.	Include the 18 themes in the SA Framework. Use baseline information.

Other Programme	Plan/	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
Housing Strategy 2002-2007		http://www.woking.gov.uk/council/housing/policies	Strategy, policies and allocations to facilitate meeting demand.	Borough residents to have access to a decent home suitable for their needs at a price they can afford within a sustainable community, comprises: Ethnic Minority Housing Strategy, North West Surrey Extra Care Housing Strategy, Homelessness strategy, and Key worker strategy	SA Framework to include housing.
Ethnic Minority Housing Strategy		http://www.woking.gov.uk/council/housing/policies	Strategy, policies and allocations to facilitate meeting housing demand.	Recognises the additional language and cultural barriers to housing.	SA Framework to include affordable housing.
Homelessness Strategy 2003 to 2008		http://www.woking.gov.uk/council/housing/policies	Strategy, policies and allocations to facilitate meeting demand.	End the use of bed and breakfast and improve services for people who become homeless. Improve standard of temporary accommodation.	SA Framework to include homelessness.
North West Surrey Extra Care Housing Strategy 2004 to 2010		http://www.woking.gov.uk/council/housing/policies	Strategy, policies and allocations to facilitate meeting demand.	The strategy seeks to raise awareness and meet the increasing demand for suitable homes for frail elderly.	SA Framework to include extra care housing.
Key Worker Housing Strategy 2003		http://www.woking.gov.uk/council/housing/policies	Strategy, policies and allocations to facilitate meeting demand.	Improve access to housing that is decent and affordable for local people and key workers.	SA Framework to include key worker housing.
Local Cultural Strategy 2004		http://www.woking.gov.uk/leisuretourism/strategies/culturalstrategy	Strategy, policies and allocations to facilitate meeting demand.	Enrich the cultural life of the Borough for the benefit of the whole community. Encourage social inclusion; promote healthy lifestyles; enable lifelong learning and stimulate economic vitality.	SA Framework to include cultural strategy.
Community Safety Strategy 2005 to 2008		http://www.woking.gov.uk/council/safety	Strategy and policies to support implementation of the Community Safety Strategy.	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 framework to include crime, fear of crime and road safety.
Climate Change Strategy		http://www.woking.gov.uk/environment/climatechangestrategy	Strategy, policies and allocations to take account of and support tackling the causes and consequences of climate change.	Reduction of CO ₂ emissions; adaptation to climate change and promotion of sustainable development. Adopting the concept	SA Framework to include climate change.

Other Programme	Plan/ Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
			of an environmental footprint, declaring the borough climate neutral, setting up a climate change fund.	
Climate Neutral Development Good Practice Guide	http://www.woking.gov.uk/environment/climatechangestrategy	Strategy, policies and allocations to take account of and support tackling the causes and consequences of climate change.	Good practice guidance with key themes: location and transport; site layout and building design; energy; sustainable drainage systems and water conservation/ recycling.	SA Framework to include climate neutral development.
Waste Management Strategy/Zero Waste	http://www.woking.gov.uk/wbc/strategies	Strategy, policies and allocations to support delivery of the waste strategy.	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 CO2 equivalent emissions.	SA Framework to include waste and targets from national and sub regional policies and strategies.
Contaminated Land Inspection Strategy, 2001	http://www.woking.gov.uk/council/envhealthservice/control/contam	Strategy policies and allocations to support objectives.	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 Framework to include contaminated land and previously developed land.
Countryside Strategy (1998)	http://www.woking.gov.uk/wbc/strategies	Strategy, policies and allocations to seek to balance needs for recreation, economic land use, landscape conservation and biodiversity.	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	SA Framework to include these objectives.

Other Programme	Plan/ Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
			involvement of the community, interest groups and public bodies.	
Race Equalities Scheme	http://www.woking.gov.uk/wbc/eqdiv	LDF to support the commitment to promoting race equality.	Eliminate unlawful racial discrimination; promote equal opportunities; promote good relations between people from different racial groups.	SA Framework to include equalities.
Being Equal Statement	http://www.woking.gov.uk/wbc/eqdiv	LDF to support meeting the needs of everyone in the Borough.	A common policy framework to address the needs of socially excluded groups and developing coordinated equality plans and monitoring systems for both employment practices and service delivery.	SA Framework to include equalities.
Social Inclusion Strategy 2004 and Action Plan	http://www.woking.gov.uk/wbc/eqdiv	Strategy, policies and allocations to seek to deliver benefits to social inclusion	Significantly reduce the incidence of social exclusion in the borough and to 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 no qualifications.	Ensure that the objectives are being addressed in the vision of the Core Strategy. Consider baseline information and indicators/targets in Action Plan
Communications Strategy 2004 (Principles of Consultation)	http://www.woking.gov.uk/council/housing/stockoptions/communications	LDF to adhere to provisions of SCI (see below)	Good practice document for consultation and engagement exercises: Listen to views without prejudging; take them in to account; be ready to be influenced; make a decision; explain reasons for the decision; state parameters or limits on the Council's freedom of action.	Incorporated into Statement of Community Involvement

Other Programme	Plan/	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
Statement of Community Involvement 2006 (SCI)		http://www.woking.gov.uk/council/planning/ldf/sci	LDF to adhere to provisions of this document.	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	Meet requirements of SEA Regulations and advice from DCLG on Sustainability Appraisal.
Parking Management Plan February 2005		http://www.woking.gov.uk/wbc/strategies		The approach to pricing of public parking, on and off street in the Borough and parking Standards to be applied to new developments. Service Standards to be applied to the management of parking. Reducing the need to travel, pricing and availability of parking spaces to provide for commercial needs but and support public transport alongside improvement in public transport and infrastructure for cycling and walking.	SA Framework to include parking as part of the wider transport objectives.
Parking standards supplementary planning document 2006 (SPD)		http://www.woking.gov.uk/council/planning/ldf/corestrategy/parking	Strategy and policies to adhere to parking standards	Sets the parking standards for the Borough on the basis of supporting the use of public transport.	SA Framework to include parking as part of the wider transport objectives.
School Organisation Plan		www.surreycc.gov.uk	Strategy, policies and allocations to facilitate provision for schools and education.	Policies and principles underpinning school organisation in Surrey. Forecasts the supply and demand for school places over the next five years and confirms a protocol for considering any review of school organisation.	SA Framework to include schools and education.
Public Art Strategy		http://www.woking.gov.uk/leisuretourism/arts/Public_Art		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	SA Framework to include public art.

Other Programme	Plan/	Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
				community regeneration by government and other agencies. To be taken forward in tandem with the priorities outlined in the Streets and Spaces Strategy brief	
Arts Development Plan and Action Plan		www.woking.gov.uk		Priorities include improving participation by meeting the needs of young people; raising the profile of the borough as a venue for cultural activities and arts innovation; giving all the opportunity to experience good quality arts programmes; taking arts into the community; and development of public art.	SA Framework to include the arts.
Pitch Strategy		www.woking.gov.uk	Strategy, policy and allocations to facilitate protection and provision of leisure and recreation facilities.	Analysis of the current level and quality of pitch provision within the borough. Identification of demand and of how facilities for pitch sports can be improved.	SA Framework to include provision for leisure and recreation.
Green Spaces Development Plan and Action Plan		http://www.woking.gov.uk/wbc/strategies	Strategy, policies and allocations to seek to meet needs and facilitate provision of green spaces	<p>Cope with existing and future demands of 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.</p> <ul style="list-style-type: none"> • No change to green belt boundary, • No development on existing areas of public space. • Improvements to accessibility and attractiveness. • Provide new open space as part of new residential development. 	SA Framework to include green spaces

Other Programme	Plan/ Source	Relationship to LDF	Objectives/ Requirements (n.b. note paragraph no.)	How Objectives/ Requirements may be addressed through SA
			<ul style="list-style-type: none"> • No preferred locations within 400m of the Thames Basin. • Heaths special protection area. • Tariff system to include the provision of mitigation against the environmental impact of development on the special protection area. • Protection and enhancement of biodiversity especially in SSSI and SNCI. 	

Derivation of SA Framework Objectives

18 Themes of a Sustainable Woking (WBC, 2000)

1. Minimise resource use and waste
2. Minimise pollution
3. Accentuate biodiversity and access to the natural environment
4. Encourage a strong and diverse local economy
5. Encourage employment opportunities with good working conditions
6. Meets local needs locally
7. Promote good physical and mental health and treat poor health
8. Promote equality in health
9. Opportunities for education and information
10. Personal safety and property security
11. Access to affordable, balanced diet
12. Provision of appropriate housing
13. Access to transport that does not rely on the car
14. Access to informal leisure opportunities
15. Opportunity to be part of the community
16. Accentuate features which contribute to Woking's pride of place
17. Opportunities for decision making
18. Promote equality

Aims of the Community Strategy (WBC)

1. A strong community spirit with a clear sense of belonging and responsibility
2. A clean, healthy and safe environment
3. A transport system that is integrated and accessible, recognising Woking's potential as a transport hub
4. Access to quality and affordable housing for local people and key workers
5. A community which values personal health and well-being
6. Integrated and accessible local facilities and services.

Integrated Regional Framework (IRF) for the South East

Social progress that meets the needs of everyone

1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
2. To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment
3. To improve the health and well-being of the population and reduce inequalities in health
4. To reduce poverty and social exclusion and close the gap between the most deprived areas in the South East and the rest of the region
5. To raise educational achievement levels across the region and develop the opportunities for everyone to acquire the skills needed to find and remain in work
6. To reduce crime and fear of crime
7. To create and sustain vibrant communities
8. To improve accessibility to all services and facilities

9. To encourage increased engagement in cultural activity across all sections of the community in the South East

Effective protection of the environment

10. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance
11. To reduce air pollution and ensure air quality continues to improve
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the South East is prepared for its impacts
13. To conserve and enhance the region's biodiversity
14. To protect, enhance and make accessible for enjoyment the region's countryside and historic environment
15. To reduce road congestion and pollution levels by improving travel choice and reducing the need for travel by car/lorry

Prudent use of natural resources

16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products
17. To reduce waste generation and disposal, and achieve the sustainable management of waste
18. To maintain and improve the water quality of the region's rivers and coasts, and to achieve sustainable water resources management
19. To increase energy efficiency and the proportion of energy generated from renewable sources in the region

Maintenance of high and stable levels of economic growth

20. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the region
21. To sustain economic growth and competitiveness across the region
22. To stimulate economic revival in priority regeneration areas
23. To develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities
24. To encourage the development of a buoyant, sustainable tourism sector
25. To develop and maintain a skilled workforce to support long-term competitiveness of the region

SEA Directive

1. Biodiversity, flora and fauna
2. Population and human health
3. Water and soil
4. Air
5. Climatic factors
6. Cultural heritage and landscape
7. Material Assets

Baseline

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
Social Progress					
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	Housing completions compared to Structure Plan allocation	3,616 completions between 1991 and 2004 (WBC)	To meet Structure Plan requirement of 3,550 new dwellings by 2006	Structure Plan requirement met in February 2004. At April 2004, just over 1,860 new units could be identified to meet the requirement of 1,784 units by 2009 (WBC)	Requirement to meet emerging Structure Plan target of 3,340 new dwellings by 2016. Likely increase in housing requirement through South East Plan.
	Affordable housing provision	A total of 563 affordable units have been negotiated as part of planning permissions since 1995. All sites that have fallen within the threshold have achieved the level of affordable housing required at the time (WBC).	To provide at least 35% affordable housing on sites that fall within the threshold.	An average of 60 units per year delivered through the planning system since 1995 (WBC).	Majority of affordable units are 1 and 2 bed flats. The Housing Needs Assessment identifies a need for affordable family housing. Note that the Affordable Housing SPG 2004 sets targets for appropriate types and tenures.
	Number of households of the housing register	1,647 households on the register in April 2004 (WBC)	To reduce the number of households accepted as homeless and the number of households in housing need on the housing register	Increased from 1,226 in 2000 to 1,983 in 2003 (WBC). Improving situation.	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Number of unfit homes	800 unfit private sector homes in Woking at last survey – 2.3% of Woking's housing stock (WBC)	To eliminate the existence of unfit homes	Improvement of 30% since 1993 survey (WBC).	
	Proportion of new dwellings by size and type	01/04/04 88% of outstanding residential units were 1 and 2 bedroom	Provide an appropriate mix of types and sizes of dwellings to meet the needs of the community	54% on completed schemes between 2000/04.	
	Average house price against average earnings	Average house prices in Woking are high at £271, 441 in the 3 rd quarter of 2004, (HM Land Registry). A recent update of the Housing Needs Assessment shows that in Woking house prices are now more than 6.5 times average incomes.	TBC	Compared to the South East average of £227,900, although Woking's average house price is lower than the Surrey average of £312,669 for the same quarter (HM Land Registry).	
2. Improve the health and well-being of the population and reduce inequalities in health	Percent of people who describe their health as good	74.4% of population of Woking describe their health as good (Census 2001).	To reduce death rates from preventable causes and improve other indicators of health and well-being over the long-term.	71.5% South East average. 68.8% national average (Census 2001).	The influence that the planning system can have on this is limited
	Percent of people who describe their health as not good	5.9% of population of Woking describe their health as not good (Census 2001).		7.1% South East average. 9% national average (Census 2001).	
	Percent of people with a limiting long-term illness	13% of population of Woking describe themselves as having a limiting long-term illness (Census 2001).		15.5% South East average. 17.9% national average (Census 2001).	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Life expectancy	Males: 77.8 years Females: 82.1 years (ONS, 2002)		National average Males: 75.98 years Females: 80.64 years (ONS, 2002)	
	Death rates from circulatory disease, cancer, accidents and suicide	Circulatory disease 2002: 76.3/100,000 Cancer 2002: 117.3/100,000 Accidents 2002: 18.1/100,000 Suicides: No data for Woking (Commission for Health Improvement)		Circulatory disease: 0.6% improvement on 2001 data Cancer: an 8.8% increase since 2001 Accidents: a 53% increase on 2001 Suicides: No data for Woking (Commission for Health Improvement)	
	Use of sports/ leisure facilities, local parks and open spaces	No data available at present.		Unknown.	
3. To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment.	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 (WBC).	No development to be permitted in the floodplain against the advice of the Environment Agency	Favourable situation.	Floodplain boundaries are subject to change.
	Construction of new flood defence measures	Awaiting data from Environment Agency	TBC	Awaiting data from Environment Agency	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Number of planning applications for new residential and commercial development incorporating a Sustainable Urban Drainage System	This is not currently monitored at WBC	TBC	Unknown.	It is not currently a requirement for developers to consider incorporating SUDS in their schemes. Monitoring situation could improve following adoption of Climate Neutral Development Note.
	Number of properties at risk of flooding	3552 dwellings are within Woking's flood plain.	TBC	Awaiting data from Environment Agency.	
4. Create and maintain safer and more secure communities	Number of domestic burglaries/ population	03/04: 10/1,000 burglaries (BVPI 126)	03/04 target: 9.8/1,000	National 03/04: top quartile achieving 8.4/1,000	
	Number of violent offences/ population	03/04: 12.7/1,000 violent offences (BVPI 127)	TBC	Surrey 03/04: 10.2/1,000	Possible that different definitions have been applied over time
	Number of vehicle crimes/ population	03/04: 9.3/1,000 vehicle crimes (BVPI 128)	03/04: No target set 04/05: 9.3/1,000	National 03/04: top quartile achieving 9/1,000	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Percent of local people who feel safe in their local environment	Woking 2004 – Percent of people who feel safe during the day: 50% very safe, 42% fairly safe, 6% neither safe nor unsafe, 2% fairly unsafe, 0% very unsafe. During the night: 11% very safe, 42% fairly safe, 20% neither safe nor unsafe, 20% fairly unsafe, and 6% very unsafe. (Citizens Panel Questionnaire November 2004).	To reduce fear of crime	Unknown	
	Number of pedestrians/ cyclists killed or seriously injured.	Woking: 32 people killed or seriously injured on the roads (DfT, 2002)	To reduce number of people killed or seriously injured on Woking roads.	Joint lowest number of KSI in Surrey (with Epsom and Ewell) in 2002. Total of 695 KSI in Surrey in 2002.	
	Number of times the Council has consulted with the community	No data at present. Data is being collated by WBC and is due for publication in early 2005.	TBC	Unknown	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Percent of people who feel they can influence local decisions	Woking 2004: 3% strongly agreed that they could influence decisions in the local area, 29% agreed, and 21% neither agreed nor disagreed, 29% disagreed, 17% strongly disagreed, 1% had no opinion. (Citizens Panel Questionnaire, November 2004)	TBC	Unknown	Possibility that this may be monitored nationally through BVPI.
	Up to date Statement of Community Involvement (SCI)	There is no SCI in place at present	To have an adopted SCI by December 2006	Unknown	WBC is currently undertaking work on the SCI
6. Create and sustain vibrant communities	Percent of people who say that they are satisfied with their local area	2002: 84% (Quality of Life Indicators Pilot)	TBC	2002: average 86%, upper quartile 91, lower quartile 80.5%	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Provision of community and leisure facilities	Woking 2004: 20% of the sample population stated that they expected community centre facilities to be provided locally and that currently these facilities were not adequate. 42% said that their needs were met locally. 8% did not expect needs to be met locally. 10% stated that current leisure facilities should be met locally and currently were inadequate. 38% stated that their needs were met locally and 35% said that they did not expect their needs to be met locally. (Citizens Panel Questionnaire, November 2004)	To meet the needs of the community	Unknown	This will be informed by the PPG17: Open Space, Sport and Recreation Audit.
	Number of areas within Woking that fall within the top 20% deprived areas nationally as measured by the Index of Multiple Deprivation	2004: No area within Woking appeared within the 20% most deprived areas nationally. Most deprived area was within the 27 th percentile (ODPM).	TBC	2001: Maybury and Sheerwater was in the top 10% most deprived wards nationally and was the most deprived ward in Surrey (ODPM). Situation improved.	Data now collated at sub-ward level, which makes comparing over time difficult.

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Provision of key services in the town and village centres	Woking 2004: 19% stated that current doctors surgeries should be provided locally and currently facilities were inadequate. 76% of those who stated that doctor surgeries should be provided locally said that provision was adequate. 18% stated that convenience shops should be provided for locally and that currently, provision was inadequate. 76% of those who stated that convenience shops should be provided locally said that current provision was adequate (Citizens Panel Questionnaire, November 2004)	Provision of appropriate level of key services in town and village centres	Unknown	
Environment					
7. Make the best use of previously developed land and existing buildings	Percent of new dwellings built on previously developed land	03/04: 100%. Currently no outstanding planning permissions for residential development on Greenfield land (WBC).	National target as set out in PPG3: Housing is 60%	00/01: 91% 01/02: 97% 02/03: 100% (WBC). Situation improved following publication of PPG3.	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Percent of new business floorspace built on previously developed land	03/04: 100%. Currently no outstanding planning permissions for commercial development on Greenfield land (WBC).	No business floorspace should be permitted on Greenfield land.	00-04: 100% with exception of McLarens (WBC).	
	Amount of derelict land	2002: 6ha (NLUD)	TBC	33ha of derelict land in Surrey – 17ha of which in Waverley. 6 of the 11 districts have no derelict land in 2003 (NLUD).	
	Housing densities in the urban area	Outstanding planning permissions at 01/04/04: 237dph Town Centre, 101dph District Centres, 26dph rest of urban area. Average 44dph.	National target as set out in PPG3: Housing is that new dwellings should be built at between 30 and 50dph and at higher densities in locations served by good levels of public transport.	99/00 (before publication of PPG3) average was 22dph. Situation improving.	
	Attractiveness of Woking as a place to live, work and visit	This is not currently monitored by WBC	TBC	Unknown	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
8. Ensure that air quality continues to improve	Number of days when air pollution is moderate or high	Awaiting information from Environment Agency	Awaiting information from Environment Agency	Awaiting information from Environment Agency	Awaiting information from Environment Agency
	Population living in an Air Quality Management Area (AQMA)	None	None of Woking's population should live in a AQMA	Awaiting information from Environment Agency	
	Number of complaints to Environmental Health about odour, dust and noise	03/04: Odour = 32, Dust = 37, Noise = 820 (WBC)	To reduce the number of complaints to Environmental Health	Unknown	
	Light pollution	TBC	TBC	TBC	TBC
9. Conserve and enhance biodiversity	Creation of new/ enhancement of existing habitats for BAP priority species	TBC	Targets to be inline with those set out in the Surrey BAP	TBC	Effected by external factors such as climate change, flooding, availability of grazing stock and financial resources
	Condition of SSSIs, SNCIs, LNRs and pSPA	TBC	Targets to be inline with those set out by English Nature	TBC	
10. Protect, enhance and where appropriate make accessible for the enjoyment the natural, archaeological and historic environments and cultural assets of	Number of ancient monuments, listed buildings and conservation areas	2004: 4 x Grade I, 10 x Grade II*, 163 x Grade II buildings. 330 Locally Listed Buildings. 5 scheduled ancient monuments (WBC).	TBC	Increase of 19 listed buildings since 1999, 18 of which are tombs. Loss of 3 locally listed buildings since 1999 (WBC).	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
Woking	Number of ancient monuments and listed buildings at risk of decay	2004: 3 buildings 'at risk' – Muslim Graveyard at Horsell Common (Gave Risk), Lady Grove Farm House, Sutton Park (Medium Risk), Entrance Walls at Byfleet Manor (Low Risk)	Protection of ancient monuments and listed buildings.	1994: 24 buildings 'at risk'. Situation improved due to restoration.	
	Access to and use of the natural environment	No data available at present.	TBC	Unknown	This will be informed by the PPG17: Open Space, Sport and Recreation Audit. Encouraging access to the natural environment may conflict with objectives to protect nature conservation areas.
	Quality of open spaces	No data available at present.	TBC	Unknown	This will be informed by the PPG17: Open Space, Sport and Recreation Audit – Spring 2005
	No of properties open to the public on heritage open days	2004: 8 properties open	TBC	2001, 2002, 2003 only 2 buildings open. Situation improved.	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
11. Maintain agricultural soil quality and reduce the number of sites that are contaminated	Development on the best and most versatile agricultural land	2004: None	To retain the best quality agricultural land	No planning applications have been permitted since 1999 that have involved the loss of more than 20ha of Grade 1, 2 or 3a agricultural land. Favourable situation.	
	Percent of Local Authority Area inspected for contaminated land annually.	No data at present	TBC	No data at present	Awaiting implementation of new corporate IT system. Proposed new BVPI.
12. Reduce the causes of climate change and prepare for its impacts	Emissions of greenhouse gases from energy consumption, transport, land use and waste management	LTP Target 5: No specific data available for Woking	Reduce the amount of CO2 equivalent emissions by 80% of the 1990 level by 2090 in steps of 10% up to 2050 and 5% from 2050 to 2090 (Climate Change Strategy)	Reduce vehicle emissions: LTP Target 5: LTP Annual Monitoring Report states that Surrey is on track to meeting target.	
	Capacity during 'critical periods' to supply water without the need for restrictions.	Awaiting information from Environment Agency/ Thames Valley	TBC	Awaiting information from Environment Agency/ Thames Valley	
Environment					
13. Reduce the impact of consumption by using sustainably produced and local products	Sustainable material components of EcoHomes and BREEAM assessed developments	Awaiting information from Building Research Establishment	TBC	Awaiting information from Building Research Establishment	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Reduction of ecological footprint	Unknown	TBC	Unknown	Action from Climate Change Strategy yet to be implemented
	Number of businesses producing food locally	Awaiting information from County Council	TBC	Unknown	
	Number of allotment plots in Borough	Woking 2004: 581 available plots in the Borough (note that plots vary in size) and a further 51 disused/ surplus. Total of 21.5 vacant plots and 41 people on waiting lists.	TBC	The amount of land designated for use as allotments has remained constant over the last 10 years – a new site was opened in Brookwood in 1994 and in 1995 a site of similar size in Maybury was lost. Allotment land at Eden Grove Road in Byfleet is currently being considered for housing use.	
14. Reduce waste generation and disposal and achieve management of waste	Percent of total tonnage of municipal solid waste that has been recycled composted used to recover heat, power and other energy sources land filled	2003/04: 14.4% recycled 5% composted None recovered for energy 80.5% landfilled	Target 2005/06: 24% recycled 12% composted	Overall, recycling rate increased from 17.2% in 2001/02 to 19.45% in 2003/04	Unable to measure destination of waste from construction, demolition, and industrial processes. This is an issue largely covered by the Waste Local Plan.
15. Maintain and improve the water quality of the region's rivers and groundwater, and to achieve	Rivers of Good and Fair chemical and biological quality	Awaiting information from the Environment Agency	Awaiting information from the Environment Agency	Awaiting information from the Environment Agency	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
sustainable water resources management	Per capita consumption of water	Awaiting information from the Environment Agency	Awaiting information from the Environment Agency	Awaiting information from the Environment Agency	
	Incidents of major and significant water pollution	Awaiting information from the Environment Agency	Awaiting information from the Environment Agency	Awaiting information from the Environment Agency	
	Water supply/ demand	Awaiting information from the Environment Agency	Awaiting information from the Environment Agency	Awaiting information from the Environment Agency	
	No of new dwellings incorporating greywater systems/ rainwater harvesting	No data at present	TBC	Unknown	It is not currently a requirement for developers to consider this. Monitoring situation could improve following adoption of Climate Neutral Development Note.
16. Increase in energy efficiency and the proportion of energy generated from sustainable renewable sources	Capacity for production of energy from sustainable renewable sources	Awaiting input from Energy Services	Awaiting input from Energy Services	Awaiting input from Energy Services	
	Carbon index and SAP Ratings of new buildings	Awaiting information from the NHBC	Awaiting information from the NHBC	Awaiting information from the NHBC	Building Control only receive information for between 30 and 40% of developments. Forthcoming revisions of the Building Regulations Part L.

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
Economic					
17. Maintain high and stable levels of employment and productivity, encourage high quality low impact development and improve levels of skills, training and education for all	Economic Activity	2001: 73.2% economically active (2001, Census).	Maintain high levels	A 30% increase since 1971 Census. 72% Surrey average, 66.9% national average (2001, Census). Forecasted that Woking's economically active population will increase from around 47,500 in 2001 to 50, 500 in 2016 (SCC)	External factors such as interest rates.
	Number of jobs in the Borough	2001: 43,783 jobs in Woking (ABI).	Maintain high levels	1991: 38,390 jobs in Woking (ABI).	
	Proportion of people claiming unemployment benefits	January 2004: 1.2% of Woking's population claiming Job Seekers Allowance (Nomis)	Maintain low levels	January 2004: 1% Surrey, 1.6% South East, 2.6% Great Britain (Nomis). Woking 1993: 6.3% (WBC). Situation improved.	
	Percentage increase in the number of VAT Registered businesses	2002: 350 Start –ups and 345 closures in Woking (VAT Registrations, Nomis)	TBC	Surrey 2002: 4,305 start-ups and 4,560 closures (VAT Registrations, Nomis)	
	Productivity: Gross Value Added (GVA)	Awaiting information from Surrey County Council	Awaiting information from Surrey County Council	Awaiting information from Surrey County Council	
	Percent of population of working age with GCSE or equivalent as highest qualification achieved	2001: 21% (Census)	TBC	2001: 21% Surrey average, 19% national average (Census)	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Percent of 16 year olds staying on in education	No data available at local level	TBC	Nationally, $\frac{3}{4}$ of 16-18 year olds participate in further education (DfES, 2003)	
	Proportion of adults with poor literacy and numeracy	Literacy: 20.2% of adults aged 16-60 have poor literacy. Numeracy: 19% of adults aged 16-60 have poor numeracy. (2001, Basic Skills Agency)	To increase levels of literacy and numeracy.	Literacy: 18.6% Surrey population aged 16-60 have poor literacy. Numeracy: 17.3% Surrey population aged 16-60 have poor numeracy. (2001, Basic Skills Agency). Woking had higher level of poor literacy and numeracy compared to the Surrey average in 2001.	
	Number of people in vocational training	No data available at local level	TBC	In 2002/03, 40,300 NVQ's were awarded across the South East (DfES).	
	Wages	Woking 2003: Full time workers average: £636 gross weekly pay Males: £717 Females: £494	TBC	South East 2003: Full time workers average: £537 gross weekly pay Males: £602 Females: £428	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
18. Provide a range of commercial development opportunities to meet the needs of the economy and in particular support and enhance economies of town and district centres	Number of businesses in rural areas	2001: 693 businesses in rural Woking (ABI, Nomis)	TBC	1998: 631 businesses in rural Woking – a 10% increase in 4 years. There has been a 6% increase over the same period across the County.	
	Amount of commercial and industrial floorspace	Woking 2004: 249,000m ² office floorspace, 162,000m ² factory floorspace, 128,000m ² warehouse floorspace (ODPM)	TBC	Woking 2000: 229,000m ² office floorspace, 174,000m ² factory floorspace, 125,000m ² warehouse floorspace (ODPM).	
	Amount of vacant commercial and industrial floorspace	2000/01: 11% vacancy	TBC	1995/96: 19% 1998/99: 6% 2000/01: Surrey average 7%.	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Vacant floorspace in the town and village centres	<i>Town Centre:</i> 29% office floorspace vacant in summer 2004, 8% retail vacancy in Primary Shopping Area and 2% in Secondary Shopping Area in December 2003. <i>Village Centres:</i> 0% vacancy in all district centres with the exception of Byfleet at 5% in December 2003. 0% vacancy in local centres except for Rydens way which had 2 vacant units in December 2003. (WBC Survey)	To maintain low vacancy rates in the town and village centres	Retail vacancy rates in the town centre have fallen over recent years due to the refurbishment of Wolsey Place and the letting of more units in the Peacocks.	
	Percent of older/ vacant commercial properties refurbished or replaced	No data available? Check BC?	TBC	Unknown	
	Proportion of convenience stores in town and village centres.	Levels vary across district centres from 19% in West Byfleet to 50% in Sheerwater. Levels also vary across local centres	TBC	The long term trend for decline in A1 and particularly convenience shops has halted since 2000.	
19. Minimise the use of unsustainable transport, increase access to public transport and	Percent of people who travel to work by car	2001: 58.9% of Woking's population travel to work by car (Census)	Reduction in number of people travelling to work by car	2001: Surrey 59.9% 2001: national: 54.9% 1991: Woking: 63.3% Situation improving.	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
reduce congestion by providing jobs and services close to where people live or where they can access them by public transport	Traffic volumes	No data available	TBC	No data available	
	Monetary investment in public transport, cycling and walking	No data available	TBC	No data available	
	Access to and frequency/ reliability of public transport	No data available	TBC	No data available	
	Number of planning permissions with Green Travel Plans	No data available	TBC	No data available	
	Percent of new development built in the most accessible areas as defined by the Public Transport Accessibility Model.	No data available	TBC	Around a third of development has been located in the most accessible locations since 1999 as defined by the Public Transport Accessibility Level.	Planning permissions are currently measured against an out of date model.
	Length of cycle tracks	Awaiting information from County Council	TBC	Awaiting information from County Council	
	Number of live/ work units constructed	No data available	TBC	Unknown	

List of Consultation Bodies

The following organisations and individuals have been consulted during the process of preparing the Outlook, Amenity, Privacy and Daylight SPD and have either been sent or advised of the availability of the Sustainability Appraisal and Strategic Environmental Assessment of the Outlook, Amenity, Privacy and Daylight SPD in accordance with Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Statutory Consultation Bodies

Natural England
Environment Agency
English Heritage

Other Specific Consultation Bodies

SEERA
GOSE
SEEDA
Surrey County Council
Thames Water Property Services
Guildford Borough Council
Runnymede Borough Council
Surrey PCT
Three Valleys Water
Network Rail
Surrey Heath Borough Council
Elmbridge Borough Council
Southern Gas Networks
Transco
Network Rail
Mobile Operators Association
Department for Transport Rail Group

Other Consultees

(continued)

Peter Allen Architects
Boyer Planning Ltd
Bellway Homes Ltd
OSP Architecture
Douglas Duff Chartered Surveyors
BBF Fielding
Ralph Charman Associates
Horsey Lightly Fynn
Barratt Southern Counties
Alliance Environment & Planning Ltd
South East Centre for the Built Environment
HLM Architects
Ron Hore, Architect

Other Consultees

(continued)

Business Link Surrey
Capgemini
Federation of Small Businesses
Horsell Businesses' And Traders' Association
Knaphill Traders Association
Property Acquisitions Director, ASDA
Repoint
Royal Mail Group
SEEDA
Surrey Business Enterprise
Surrey Chambers Of Commerce
The Lightbox
The Peacocks Centre
Tourism South East
Town Centre Manager
West Byfleet Business Association
Wm Morrison Supermarkets Plc
Woking And District Trades Council
Woking Chamber Of Trade And Commerce
Woking Shopmobility
Wolsey Place Shopping Centre
Ambassadors Theatre Group
Surrey Fire & Rescue Service
Surrey Police
Crime Prevention Design Advisor
Byfleet, West Byfleet & Pyrford Residents Association
Sandy Way Residents Association
Brookwood Village Association
Moor Lane Area Residents Association
Westfield Community Residents Association
Barnsbury Residents Association
Rydens Way Residents Steering Group
Cheapside Residents Association
Claydon Road Residents Association
Horsell Park Residents Association
Horsell Residents Association
Kings Road Residents Association
Maybury Community Association
St Johns Village Society
The Westfield (Hoe Valley) Residents Association
Maybury Estate Neighbourhood Watch
West End Parish Council
Central Woking Residents Association
Chobham Parish Council
Wisley Parish Council
Greenham Walk Residents (Woking) Ltd
Lakeview Community Action Group
Sheets Heath Residents Association
Hook Heath Residents Association
Woodlands Community Group

Other Consultees

(continued)

Mayford Village Society
Ripley Parish Council
Bisley Parish Council
Pirbright Parish Council
Horsell Park Neighbourhood Watch
Byfleet Parish Council
Westfield Residents Association
Ockham Parish Council
Hockering Residents Association
Knaphill Residents Association
Westfield (Hoe Valley) Residents Association
Send Parish Council
Old Woking Village Association
Pyrford Action Group
Worplesden Parish Council
Goldsworth Park Community Association
Greenham Walk Residents (Woking)
Anthony's Residents Association
Byfleet Village Association
Friars Rise Residents Association
Old Woking Community Association
Sheerwater Neighbourhood Watch
St Johns Residents Association
Sutton Green Residents Association
West End Village Society
Wych Hill Way Residents Association
Holaw
St Modwens
British land
Alecta
Ambassadors
Surrey County Council
IM Properties
Focus Fund Title Company
Toys RUS
Firefly
York Road Project
Wirral Pension Fund
Threadneedle Properties
Prudential Property Investment Managers Ltd
Doorlane Limited
The Charities Property Fund
Somerton Properties
Barclays Bank
Les Taylor
Anglo Lamron
Hutley Investments
Coign Church
Network Rail
Southwest Trains

Other Consultees

(continued)

Carisbrooke Investments
Brookwood Cemetery Co.
Surrey Community Development Trust
A2 Housing Group
Hyde Housing Association
Accent Peerless Limited
Housing 21

Comments on the Sustainability Appraisal / Strategic Environmental Assessment Report

Ref Number	Respondent / Organisation	Summary of Representation	Council's Response	Proposed Changes to SPD and / or SA / SEA Report published alongside Draft SPD
DOAPD15	Elaine Webster / Natural England	<p>Natural England does not wish to comment in detail on the documents (the Draft SPD, the Screening Opinion and the Sustainability Appraisal and Strategic Environmental Assessment Report).</p> <p>Suggest that the Council refers to 'Environmental Quality and Spatial Planning Incorporating the natural, built and historic environment and rural issues in plans and strategies' published by the Countryside Agency, English Nature (now combined as Natural England), English Heritage and the Environment Agency in 2005 for guidance, as it includes a scoping checklist setting out issues that these organisations would like to see included in Local Development Frameworks.</p>	<p>Noted.</p> <p>This document will be used to inform the preparation of the Local Development Framework. It has been included in the list of other plans, policies and strategies that have a bearing on the LDF and its Sustainability Appraisal included at Appendix 2 of the SA / SEA Report.</p>	<p>Include reference to document at Appendix 2 of SA / SEA Report.</p>

Ref Number	Respondent / Organisation	Summary of Representation	Council's Response	Proposed Changes to SPD and / or SA / SEA Report published alongside Draft SPD
DOAPD19	Mr Ray Stedman / Heritage Property Consultant on behalf of the Sheets Heath Residents' Association Mr Ray Stedman / Heritage Property Consultant on behalf of the Sheets Heath Residents' Association	Page 33 states the European Directive on the requirements for an EIA. My clients have sought clarification that the legislation overrides the draft SPD and Sustainability Appraisal and nothing in these documents allows the LPA to ignore the legislation by not requiring an EIA.	Page 33 of the SA / SEA Report is part of Appendix 2 to the document, which sets out the key objectives of each related plan, policy and strategy (produced by international, national, regional, county and local organisations) in terms of their importance for the preparation of the Local Development Framework as a whole. This is explained at paragraph 3.3, which also explains that particularly important elements for this SPD are addressed in the text of the SA/SEA Report. The European Environmental Impact Assessment (EIA) Directive is identified as one of importance for the preparation of the LDF as a whole since LDF policy will need to include reference to the fact that EIA needs to be carried out at project (planning application) level to assess the effect of the project on the environment. The Council will require an EIA when specified by the Directive. This will be addressed elsewhere in the LDF rather than in this SPD on urban design matters.	No change.

Appraisal of Policy HSG21

CURRENT POLICY HSG 21		
SA1	?	Possibility that achieving housing densities could be compromised.
SA2	ü	Strongly supports improving health.
SA3	ü	Compatible with design to improve water management.
SA4	?	Design should seek to balance privacy and surveillance.
SA5	-	No impact
SA6	-	No impact
SA7	ü	Not likely to prevent housing densities being achieved.
SA8	-	No impact
SA8a	?	Design should include measures to minimise noise.
SA9	ü	Compatible with design to protect and enhance biodiversity.
SA10	ü	Compatible with protection or improvement of heritage/landscape.
SA11	-	No impact
SA12	?	May compromise incorporation of sustainable design such as solar gain.
SA13	?	May compromise incorporation of sustainable design such as solar gain.
SA14	-	No impact
SA15	ü	Compatible with design to improve water management.
SA16	?	May compromise incorporation of sustainable design.
SA17	-	No impact
SA18	-	No impact
SA19	-	No impact
SA20	-	No impact

Appraisal of Options for SPD

	Option 1: Do not produce an SPD, but rely on the current policy and the associated information set out in the current Supplementary Planning Guidance, but changing its status to that of an informal Planning Advice Note	Option 2: Do not produce an SPD, but rely on the current policy and other external guidance such as the BRE guidance on 'Site Layout planning for sunlight and daylight'.	Option 3: Produce an SPD setting out broad design objectives outlining qualitative & quantitative measures contributing to a high quality residential environment and require that developers demonstrate how these measures are satisfactorily addressed within the design and access statements which accompany the application.	Option 4: Produce an SPD setting out broad design objectives outlining qualitative & quantitative measures contributing to a high quality residential environment and use this as a basis to negotiate a satisfactory solution for each site, depending on the individual merits and characteristics of the site context.	Option 5: Produce a wider topic based SPD on 'Site Layout Planning,' incorporating other related design matters, related to high quality sustainable development.
SA1	?	?	ü	ü	ü
SA2	ü	ü	ü	ü	ü
SA3	ü	ü	ü	ü	ü
SA4	?	?	?	?	?
SA5	-	-	-	-	-
SA6	-	-	-	-	-
SA7	ü	ü	ü	ü	ü
SA8	-	-	-	-	-
SA8a	?	?	?	?	?
SA9	ü	ü	ü	ü	ü
SA10	ü	ü	ü	ü	ü
SA11	-	-	-	-	-
SA12	?	?	ü	ü	ü
SA13	?	?	ü	ü	ü
SA14	-	-	-	-	-
SA15	ü	ü	ü	ü	ü
SA16	?	?	ü	ü	ü
SA17	-	-	-	-	-
SA18	-	-	-	-	-
SA19	-	-	-	-	-
SA20	-	-	-	-	-

