



Core Strategy

Initial Sustainability Report

Woking Local Development Framework
June 2005



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1. Summary and Outcomes

1.1 Non Technical Summary

1.2 The Initial Sustainability Report seeks to identify the likely significant sustainability impacts of the four options identified in Woking Borough Council's Core Strategy Issues and Options paper.

1.3 The Initial Sustainability Appraisal has considered how the options proposed in the Core Strategy Issues and Options Paper perform against the key sustainability issues and the objectives of the Sustainability Appraisal Framework. The key conclusions are summarised below:

- The Council will be required to provide more housing and a key consideration in delivering these homes is location. New housing development should be located near to existing jobs, shops and key services and should preferably be built on previously developed land in order to protect valuable countryside and important habitats as well as to preserve the historic environment. The most sustainable options are therefore those that deliver on the above.
- Provision of affordable housing – particularly affordable *family* housing - is a key priority for Woking Borough Council. The options that perform the best will be those that achieve the delivery of the affordable housing need as identified in the Council's Housing Needs Assessment.
- Although Woking does not have a single area that is within the 20% most deprived nationally, it still contains pockets of relative deprivation. The Core Strategy must address the spatial aspect of social exclusion and accessibility and the most sustainable options will be the ones that address these issues.
- Currently over 3,500 properties in the Borough are located within the floodplain. This has implications for public well-being, the economy and the environment. The most sustainable options will be those which protect the floodplain and encourage the use of sustainable urban drainage systems and storm water storage, etc.
- Woking's open space and 'green' character is considered to be a major strength of the Borough and one which should be protected. The Core Strategy options which perform the best will be those which do not compromise Woking's green character and associated habitats and which, in fact, aim to enhance the quality of existing provision.
- New buildings must be constructed in ways which minimises the use of energy from non-renewable sources. Sustainable construction methods such as those advocated in the Council's Climate Neutral Development Note should be incorporated where possible and the most sustainable option will be that which increases the potential for this.
- Car ownership in Woking is high and the vast majority of people travel to work by car. It is essential that the preferred option should address this issue by reducing the need to travel, by for example, increased investment in public transport and locating development close to public transport.

1.4 In summary, it has been found that Options 1 and 2 perform less well against the sustainability appraisal framework because they will not for example, provide the desired levels of affordable housing and will not accommodate the projected number of jobs.

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Option 1 also falls short in being unable to deliver improved public transport. In terms of the environmental impacts, Options 1 and 2 are likely to have less significant effects than the levels of development advocated by Options 3 and 4. However, it is assumed that lower level of development will not bring about opportunities to secure mitigation and enhancements to the environment.

- 1.5 Options 3 and 4 perform best in that they meet the social and economic needs of the Borough. In undertaking this appraisal, the assumption has been made that although the higher levels of development advocated in Options 3 and 4 would have potentially harmful effects on the environmental indicators, there would be a policy steer to ensure effective mitigation measures were in place.
- 1.6 Statement of the difference the process has made
- 1.7 The Initial Sustainability Appraisal has tested the options presented in the Core Strategy Issues and Options Paper for their likely significant environmental and sustainability effects. Where necessary mitigation measures have been proposed as well as ways in which positive impacts can be enhanced.
- 1.8 How to comment on this report
- 1.9 To comment on this report please contact Louise Kidd in Policy and Performance on 01483 743428, by email to planningpolicy@woking.gov.uk or in writing to:

Planning Policy
Woking Borough Council
Civic Offices
Gloucester Square
Woking, Surrey
GU21 6YL

For further information on the SEA/SA process, please visit http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_030923.pdf.

Consultation Questions

- a) Are there any effects which have not been identified in the initial appraisal?
- b) Are there any effects which have been identified for which the scale needs to be revised?

2.0 Background

2.1 Purpose of Sustainability Appraisal and of the Initial Sustainability Report

2.2 Sustainability Appraisal (SA) is a requirement under Regulation 39 of the Town and Country Planning (Local Development) (England) Regulations, 2004 for Local Development Documents and Supplementary Planning Documents that comprise a Local Development Framework (LDF). It incorporates the requirement under Directive 2001/42/EC for a Strategic Environmental Assessment (SEA).

2.3 The purpose of SA is *“to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. [It is] an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.”* (ODPM, 2004).

2.4 In February 2005 Woking Borough Council consulted with the statutory Consultees on the scope of the SA for the Core Strategy. A copy of this document can be found: <http://www.woking.gov.uk/council/planning/ldf/sustappraisal>.

2.5 The Initial Sustainability Appraisal (ISA) supports the Issues and Options Consultation on the Core Strategy Development Plan Document (DPD), as required by the Regulations.

2.6 Core Strategy Objectives

2.7 Table 1 shows the Council's spatial vision and the objectives of the Core Strategy DPD. The spatial vision sets out broad aspirations for future development to 2016 and beyond.

2.8 The Issues and Options paper considers the major issues facing the Borough that are relevant to the Core Strategy DPD and places them in context. It considers various alternative means, or options, open to the Council to address these issues and poses a series of questions to assist public debate on the issues and options.

The vision is of Woking as a sustainable, prosperous, attractive and inclusive community in an economically buoyant, growing region.

Woking will continue to grow, as a result of its popularity as a place to live and work. The growth is managed, improves quality of life locally, and uses resources sustainably.

Woking Town Centre as a growing hub for the area. A vibrant, high density, high quality environment in which to live, work, access major shops and services and enjoy leisure time.

Attractive local communities throughout the Borough with convenient access to everyday shops and services, local community facilities, parks and open spaces.

Homes to suit all needs and pockets. Enough new homes are built to meet Government targets, in a range of sizes and types to meet different needs. New developments are built at densities that make the best use of land in the urban area - but respect the context of Woking's leafy character. A significant proportion of new homes, for sale or rent, are priced to suit young families and those on lower incomes.

A green Borough where the countryside is never far away. Open Green Belt land is not built on unless there is no other way to deliver key priorities. Green space and wooded areas are a feature of all parts of the Borough. Plenty of open space is accessible to the public and rich in wildlife.

A busy, buoyant economy with good quality offices, business parks and industrial areas, which meet the needs of modern business. These are mainly in major business and industrial areas, Woking town centre and local centres.

A Borough which leads the way on high quality sustainable development and addresses climate change. The quality of the built and historic environment is protected and enhanced. Much more use is made of renewable energy. New buildings are energy and water efficient. As a result the use of non-renewable energy is reduced. Waste is dealt with in a sustainable, environmentally friendly way.

Buildings and public spaces of which we can be proud. Attractive buildings, in a range of styles, with public spaces where people feel safe and want to spend time.

Provision of key services keeps pace as the Borough's population grows. This includes schools, healthcare, water supply, drainage and flood alleviation, leisure and community centres.

A transport system that enables people to get to jobs, services and other places they wish to visit safely, in a reasonable and consistent journey time. Walking and cycling to the town and local centres, schools and other facilities are safe and convenient. Most people who live further away from the town centre can get to it by good frequent public transport. Onward journeys to major destinations can be made by train. Using a car is a choice not a necessity.

A Borough where the whole community has the opportunity to share in the general prosperity and high quality of life.

Table 1: Spatial Vision and Objectives

2.9 Compliance with SEA Directive/ Regulations

- 2.10 European Directive 2001/42/EC: Strategic Environmental Assessment (SEA) on the Assessment of the Effects of Certain Plans and Programmes on the Environment applies to a range of UK plans and programmes whose preparation began after 21st July 2004.
- 2.11 The SEA Directive requires an Environmental Report “*identifying, describing and evaluating the likely significant environmental effects of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme*”.
- 2.12 Draft Government guidance is intended to integrate the requirements of the SEA Directive into the Sustainability Appraisal (SA) process. To comply with the Directive, authorities are obliged only to report on the environmental impacts of various alternatives considered before the plan is adopted. However, this Initial Sustainability Report will also consider the social and economic impacts as advised in the Draft SA Guidance.

Compliance with the SEA Directive:

Where this report addresses the requirements of the SEA Directive this will be explained in a box like this.

3.0 Appraisal Methodology

3.1 Approach

3.2 Each of the Core Strategy options have been tested against the SA Framework with reference to the evidence base as described in the Scoping Report, in order to determine the likely effects on the sustainability objectives.

3.3 The scoring system used is set out in Table 2, below.

Symbol	Likely Effect on SA Objective
üü	Very Positive
ü	Positive
~	None
?	Uncertain/ Insufficient information to determine
X	Negative
M	Mitigation Required
MM	Significant Mitigation Required

Table 2: Appraisal Scoring System

3.4 The key findings of the appraisal are described in Section 5 of this report. The detailed appraisal matrix can be found in Appendix 3.

3.5 Who carried out the appraisal and when

3.6 The Scoping Report was produced by Council's LDF Task Group in February 2005. The Scoping Report has been improved by taking in to account comments from the consultation bodies.

3.7 The Initial Sustainability Appraisal was carried out by the Council's LDF Task Group in May 2005. Independent consultants 'Planning and Sustainability Solutions' were commissioned to review the process.

3.8 Consultation

3.9 Consultation on the Scoping Report took place in February and March 2005. The Report was sent to the statutory Consultees as well as other bodies with a sustainability remit (see Appendix 1 for a full list). Responses were received from:

- English Nature
- English Heritage
- The Environment Agency
- The Countryside Agency
- RSPB
- GOSE
- Surrey County Council
- Woking Local Agenda 21
- Network Rail
- Thames Water
- Surrey Heath and Woking PCT

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- 3.10 A detailed list of the various comments received and the intended Council responses can be found in Appendix 2 to this report.
- 3.11 The same bodies will be consulted on this Initial Sustainability Report. Consultation will take place in June for 6 weeks.

4.0 Sustainability Objectives, Baseline and Context

4.1 Links to other plans and programmes

4.2 Table 3, below, lists all the relevant plans and policies that relate to the Core Strategy. Full details of the links between the documents can be found in the Core Strategy Scoping Report (WBC, February 2005).

International
UN Convention on Human Rights
European Habitats Directive
European Directive Water Framework
European Directive EIA
European Directive Energy Performance of Buildings
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)
National
Sustainable Development Strategy for the UK
Sustainable Communities Plan
Countryside and Rights of Way Act (2000)
BAP/ HAP targets and objectives
PSA targets for SSSIs
National Biodiversity Action Plan
Habitats Regulations (1994)
White Paper 'The Future of Transport' (2004)
Urban White Paper (2000)
Rural White Paper
Rural Strategy 2004
UK Climate Change Programme
Waste Strategy for England and Wales (2000)
National Air Quality Strategy (2000)
Energy White Paper (2003)
PPS1 Delivering Sustainable Development
PPG2 Green Belts
PPG3 Housing
PPG4 Industrial, Commercial Development and Small Firms
PPS6 Planning for Town Centres
PPS7 Sustainable Development in Rural Areas
PPG9 & (draft) PPS9 Nature Conservation
PPG10 & (draft) PPS10 Planning and Waste Management
PPS12 LDFs
PPG13 Transport
PPG15 Planning and the Historic Environment
PPG16 Archaeology and Planning
PPG17 Open Space, Sport and Recreation
PPS22 Renewable Energy
PPS23 Planning and Pollution Control
PPG24 Planning and Noise
PPG25 Development and Flood Risk
Mineral Planning Guidance Notes
Circular 6/98 Planning and Affordable Housing

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Draft Circular 2004 on Planning for Gypsy and Traveller Sites
DCMS 2001 The Historic Environment: A Force for Our Future.
Regional
Regional Planning Guidance (RPG9, 2001)
<i>Regional Spatial Strategy (Draft South East Plan 2005)</i>
Regional Economic Strategy (RES, 2002)
Regional Transport Strategy
Regional Housing Strategy
Regional Waste Strategy (2004)
Regional Sustainable Development Framework (2001)/ Integrated Regional Framework (2004)
The Cultural Cornerstone: A Strategy for the Development of Cultural Activity and its Benefits in the South East (2001)
The Cultural Agenda: Realising the Cultural Strategy of the South East (2002)
County
Surrey Structure Plan 2004
Surrey Waste Local Plan (1997)
Surrey Minerals Local Plan (1993)
Surrey Rural Strategy (2003)
Surrey Local Transport Plan (2000)
A Common Agenda for a Sustainable Surrey (2000)
Biodiversity Action Plan
Surrey Heritage Strategy
Surrey Historic Landscape Characterisation Study
Medium Term Strategy for Adults and community Care
Draft Crime and Disorder Strategy 05-08/9
Surrey Design
Local
Woking Community Strategy
Woking Borough Council's Sustainability Checklist
Housing Strategy 2002-2007
Key Worker Housing Strategy 2003
Local Cultural Strategy 2004
Community Safety Strategy 2002-2005
Climate Change Strategy
Climate Neutral Development Good Practice Guide
Waste Management Strategy/ Zero Waste
Contaminated Land Inspection Strategy
Countryside Strategy (1998)
Race Equalities Strategy
Being Equal Policy
Social Inclusion Strategy
Principles of Consultation
Local Transport Plan
Draft Parking Management Plan
Local Health and Social Care Plan
School Organisation Plan

Table 3: Other Relevant Plans and Policies

4.3 Social, environmental and economic baseline characteristics

4.4 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.

4.5 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.

4.6 Woking Town Centre is now a substantial shopping, commercial and entertainment centre. A number of village centres in the Borough continue to perform a role in providing retail, commercial and community facilities for their immediate areas.

4.7 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 Sites of Special Scientific Interest. The Thames Basin Heath Special Protection Area, which covers a part of Woking Borough has recently been adopted.

4.8 Again, the detailed baseline data can be found in the Scoping Report.

4.9 Difficulties with data collection

4.10 The Council has experienced problems in sourcing and accessing appropriate data. This is primarily because the process of SEA is new to the planning system. A particular problem has been gathering information at the local level – data is often not available at smaller geographical levels. Proposals to overcome some of these problems will be presented in the monitoring schedule in the final Sustainability Report. The Council will continue to include relevant data as and when it becomes available.

4.11 The SA Framework

4.12 The SA Framework is detailed in Table 4, below. It is the framework that all of Woking's Local Development Documents will be tested against. The text in *italics* represents changes to the Framework following consultation at the Scoping Report stage.

Objective	Indicator
Social	
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 (<i>lower quartile</i>)
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
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) Construction of new flood defence measures c) Number of planning applications for new residential and commercial development incorporating a Sustainable Urban Drainage System d) <i>Area of floodplain development above the baseline</i>
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 of pedestrians killed or seriously injured
5. Encourage opportunities for decision making and information for all	<ul style="list-style-type: none"> a) Number of times that the Council has consulted with the local community b) Percent of population who feel they can influence local decisions. c) Up to date Statement of Community Involvement (SCI)
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 b) Provision of community and leisure facilities.

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	<ul style="list-style-type: none"> 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
Environment	
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 e) Attractiveness of Woking as a place to live, work and visit.
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 c) Number of complaints to Environmental Health about odour, dust and noise. d) Light Pollution
9. Conserve and enhance biodiversity.	<ul style="list-style-type: none"> a) Creation of new/ enhancement of existing habitats. b) Condition of SSSIs, SNCIs, LNRs and pSPA c) <i>Length/ area of high quality hedgerows</i> d) <i>Achievement of BAP targets (including HAP)</i> e) <i>Population of farmland birds</i>
10. Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets <i>and landscapes</i> of Woking.	<ul style="list-style-type: none"> a) Number of listed buildings, <i>locally listed buildings</i>, ancient monuments and conservation areas b) Number of Listed Buildings and ancient monuments at risk of decay c) Access to and use of the natural environment d) Quality of open spaces e) Number of properties open to the public on heritage days f) <i>Number of sites in areas of high archaeological potential where development takes place without prior assessment.</i>
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) <i>Amount of contaminated land made fit for purpose through the planning system.</i>
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 gasses from Council-run properties

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	c) Capacity during 'critical periods' to supply water without the need for restrictions
Natural resources	
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) Reduction of Ecological footprint c) Number of businesses producing food locally d) Number of allotments in the Borough <i>and percent vacant</i>
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) <i>Pressure on water resources</i>
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 sustainable renewable resources b) Carbon index and SAP Ratings for new buildings.
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.	<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 and decrease 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	<ul style="list-style-type: none"> a) Amount of commercial and industrial floorspace b) Amount of vacant commercial and industrial floorspace c) Vacant floorspace in the town and local centres

the needs of the economy and in particular, support and enhance the economies of town and local centres.	d) Percent of older/ vacant commercial properties refurbished or replaced
19. Minimise the adverse impact of emissions arising from the use of transport.	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
20. <i>Improve public transport facilities and their use</i> and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport.	a) No of live work units constructed b) Monetary investment in public transport, cycling and walking 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.

Table 4: The Objectives and Indicators of the SA Framework

4.13 Key Sustainability Issues

4.14 The key sustainability issues identified in the Scoping Report are summarised as follows. The full details of the can be found in the Scoping Report.

- Affordable housing and rising house prices
- Pockets of deprivation, particularly Dartmouth Avenue area of Sheerwater and Lakeview, Goldsworth Park.
- Around 14% of the Borough lies within the floodplain
- Problems of access to and provision of key services (such as school places and health care) could be exacerbated by increasing population
- Pressure to meet social and economic development needs without harming the Green Belt, nature conservation sites, the historic environment and the landscape
- Reliance on fossil fuels for energy generation
- Pressure on water resources
- High levels of car use with implications for traffic congestion, pollution, and road safety, for example
- Skills shortages/ skills mismatch

5.0 Core Strategy Issues and Options

Compliance with the SEA Directive:

The Environmental Report should give “an outline of the reasons for selecting the alternatives dealt with” (Annex 1h)

5.1 The Strategic Options

- 5.2 The four strategic options as identified in the Options Paper which accompanies this report are summarised below. The options were developed by Woking Borough Council following public consultation on the spatial vision at the end of 2004.

Option 1 – Baseline level of development set out in the Structure Plan.

Purpose: The purpose of this option is to reduce the rate of development to the lowest level possible commensurate with Surrey Structure Plan requirements, in order to minimise the impact on transport systems and other infrastructure. This option has limited impact on meeting identified housing need and forecast employment growth.

What would the Borough be like? The Borough would be least changed by this option. Overall population and employment would be only slightly increased. Future development in the town centre would be somewhat smaller in scale than the largest recent apartment developments.

Away from the town centre, new development would generally be at the lower end of the density range acceptable to the government, and would not result in significant changes in most localities. Where more major sites are developed, there will be significant change, but this will be localised.

Option 2 – Continuation of the current pattern of growth in the urban area – focussed on the town centre.

Purpose: The purpose of this option is to address housing need and employment forecasts, by permitting development at higher densities than existing development, particularly in the most sustainable location in and around Woking town centre. Development would be restricted to previously developed land in the urban area.

What would the Borough be like?: Woking Town Centre would change quite radically. Recent developments would be seen as setting the baseline for future development, and a number of significant new apartment or office developments would be built. The town centre might also be larger in area. New development would add significantly to the quality of design in the town centre. There could also be significant improvements in the offer of entertainment, leisure, hotel and institutional uses. Public transport into the town centre would be better, with a bigger market for services. However, the town centre would probably experience some increase in peak hour car traffic. The extent of this would depend on how many people switched to other modes of transport.

The rest of the Borough would change slightly more than in option 1, but would still be of very much the same suburban / village character as at present.

Option 3 – Continuation of the current pattern of growth in the urban area – focussed on the town centre – supplemented by release of one housing reserve site, and employment growth in existing employment areas.

Purpose: The purpose of this option is to:

- Address the limitations in the way option 2 meets housing needs of families by releasing one of the two housing reserve sites (land at Moor Lane, Westfield) for houses with gardens.
- Provide for the whole forecast growth in jobs in the Borough by promoting intensification in alternative locations away from the town centre.
- Enable the Borough to play a more important role in the area and region

What would the Borough be like? Woking Town Centre would change in exactly the same way as in option 2. There would also be change in the main employment areas, where intensification of development would be encouraged. This would be linked to material improvements in public transport, but these areas would still be likely to experience more traffic at peak hours than at present.

West Byfleet would grow as the Borough's "second centre", with more development approaching the scale (though not appearance) of Sheer House. This would still be quite a small centre, with low density residential areas remaining close to the centre.

Option 4 – Continuation of the current pattern of growth in the urban area – focussed on the town centre – supplemented by release of both housing reserve sites, and employment growth in existing employment areas.

Purpose: The purpose of this option is to maximise the provision of affordable housing for families by releasing both housing reserve sites – i.e. also land at Brookwood Farm. In all other respects it is the same as Option 3.

5.3 Comparison of the social, environmental and economic effects of 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*" (Article 5.1).

- 5.4 In summary, it has been found that Options 1 and 2 perform less well against the sustainability appraisal framework because they will not for example, provide the desired levels of affordable housing and will not accommodate the projected number of jobs. Option 1 also falls short in being unable to deliver improved public transport. In terms of the environmental impacts, Options 1 and 2 are likely to have less significant effects than the levels of development advocated by Options 3 and 4. However, it is assumed that lower level of development will not bring about opportunities to secure mitigation and enhancements to the environment.
- 5.5 Options 3 and 4 perform best in that they meet the social and economic needs of the Borough. In undertaking this appraisal, the assumption has been made that although the higher levels of development advocated in Options 3 and 4 would have potentially harmful effects on the environmental indicators, there would be a policy steer to ensure effective mitigation measures were in place.
- 5.6 Full details of the test can be found in the matrices in Appendix 3 to this report.

Objective 1: Woking Town Centre as a growing hub for the area

The appraisal identifies a strong compatibility with Options 2, 3 and 4 and the best use of land/creating a vibrant Town Centre (SA Objective 6 and SA Objective 7). Pursuing Core Strategy Objective 1 with Option 1 may seriously limit the ability to deliver affordable family housing (SA Objective 1) and improved transport (SA Objective 20). As for all options, delivering energy efficiency and sustainably built development (eco homes, green roofs, grey water, SUDS, flood storage/alleviation) will depend on the detail of policy.

SA Framework Objective	Option 1	Option 2	Option 3	Option 4
1. Affordable Housing	X	ü	ü	ü
2. Health	~/M	~/M	~/M	~/M
3. Flooding	~	X/M	X/M	~/M
4. Safe Communities	üM	ü/?/M	ü/?/M	ü/?/M
5. Decision Making	~	~	~	~
6. Vibrant Communities	~	ü/X	ü/X	ü/X
7. Brownfield Land	X	ü	üü	üü
8. Air Quality	ü	X/M	X/M	X/M
9. Biodiversity	~/X/M	X/M	X/MM	X/MM
10. Natural/ Cultural	~	ü/X/M	ü/X/M	ü/X/M
11. Soil Quality	~/ü	~/ü	~/ü	~/ü
12. Climate Change	X/M	X/MM	X/MM	X/MM
13. Consumption	~	~	~	~
14. Waste	X/M	X/MM	X/MM	X/MM
15. Water	~/X/M	~/X/M	~/X/M	~/X/M
16. Energy Efficiency	X/M	X/MM	X/MM	X/MM
17. Employment	ü	üü	üü	üü
18. Commercial Devt	ü	üü	üü	üü
19. Emissions	X/M	ü/MM	ü/MM	ü/MM
20. Public Transport	X	ü	ü	ü

Objective 2: Attractive local communities throughout the borough

In undertaking this appraisal the assumption has been made that this objective aims to seek good access to facilities.

The Common Understanding of Needs and Infrastructure study showed that there would not need to be any additional provision of key services in Woking over the plan period, for development at the level advocated in Option 1. The impact of the higher options on this objective and on the sustainability indicators needs to be considered carefully.

The PPG17 Audit has shown that open space provision is broadly appropriate to meet local needs and therefore the recommendation is that generally additional open space provision would be commensurate with the scale of development. It is not considered that this would be a constraint on any of the options.

In summary, however, option 3 and 4 generally perform well in that, so long as provision of services is commensurate with the level of development, increased opportunities for local people exist in terms of developing and increasing access to West Byfleet, for example.

SA Framework Objective	Option 1	Option 2	Option 3	Option 4
1. Affordable Housing	X	ü	ü	ü
2. Health	~	?/M	?/M	?/M
3. Flooding	~/M	~/M	~/M	~/M
4. Safe Communities	~	~	~	~
5. Decision Making	~	~	~	~
6. Vibrant Communities	~	?	?/ü/X	?/ü/X
7. Brownfield Land	ü	üü	ü	ü
8. Air Quality	~	X/M	X/M	X/M
9. Biodiversity	~	X/M	X/M	X/M
10. Natural/ Cultural	~	X/M	X/M	X/M
11. Soil Quality	~	~	~	~
12. Climate Change	~	X/M	X/M	X/M
13. Consumption	~	~	~	~
14. Waste	~	X/M	X/M	X/M
15. Water	~	X/M	X/M	X/M
16. Energy Efficiency	~	X/M	X/M	X/M
17. Employment	~	~	ü	ü
18. Commercial Devt	~	~	~	~
19. Emissions	~	~	ü/M	ü/M
20. Public Transport	~	~	ü	X

Objective 3: Homes to suit all needs and pockets

Option 4 appears to perform best when tested against the Framework objectives in that it would mean the provision of sufficient housing to meet the needs of the community and provide opportunities for local people and keyworkers to access this housing.

SA Framework Objective	Optin 1	Option 2	Option 3	Option 4
1. Affordable Housing	X	X	X	ü
2. Health	?	?	?	?
3. Flooding	~	~	?/M	?/M
4. Safe Communities	ü	ü	ü	ü
5. Decision Making	~	~	~	~
6. Vibrant Communities	X	ü	ü	üü
7. Brownfield Land	X	ü	ü	ü
8. Air Quality	~	X/M	X/MM	X/MM
9. Biodiversity	X/M	X/MM	X/MM	X/MM
10. Natural/ Cultural	~	~	~	~
11. Soil Quality	~/ü/M	~/ü/M	~/ü/M	~/ü/M
12. Climate Change	X/M	X/MM	X/MM	X/MM
13. Consumption	X/M	X/M	X/M	X/M
14. Waste	X/M	X/MM	X/MM	X/MM
15. Water	~/X/M	~/X/MM	~/X/MM	~/X/MM
16. Energy Efficiency	X/M	X/MM	X/MM	X/MM
17. Employment	~	~	~	~
18. Commercial Devt	ü	ü	ü	ü
19. Emissions	~	~	~	~
20. Public Transport	~/ü	~/ü	~/ü	~/ü

Objective 4: A green borough

As the level of proposed development increases it is the case that there will be need for development on Greenfield land (i.e. Moor Lane and Brookwood Farm) and this in turn has the potential for loss of habitats. However, it is also the case that increased levels of development bring greater opportunities for enhancing existing and creating new habitats through the planning benefits process and policy must ensure that these mitigation measures are considered. The PPG17 Audit has also shown that there is currently sufficient open space provision in Woking. Policy must ensure that open space is not lost and that sufficient space is provided commensurate with the level of new development.

SA Framework Objective	Option 1	Option 2	Option 3	Option 4
1. Affordable Housing	?	ü/?	ü	üü
2. Health	~	ü	ü/M	ü/
3. Flooding	~	?/M	X/M	X/M
4. Safe Communities	~	~	~	~
5. Decision Making	~	~	~	~
6. Vibrant Communities	~	~	~	~
7. Brownfield Land	ü	ü		
8. Air Quality	~	~	?/M	?/M
9. Biodiversity	~/M	X/MM	X/MM	X/MM
10. Natural/ Cultural	~	~	~	~
11. Soil Quality	~/ü/M	~/ü/M	?/M	?/M
12. Climate Change	~	~	~	~
13. Consumption	~	~	~	~
14. Waste	~	~	~	~
15. Water	~	~	~	~
16. Energy Efficiency	~	~	~	~
17. Employment	~	~	~	~
18. Commercial Devt	~	~	~	~
19. Emissions	~	~	X/M	X/M
20. Public Transport	~	~	~	~

Objective 5: A busy buoyant economy

When tested against the SA Framework, options 3 and 4 perform best in terms of potential for delivering this Core Strategy objective. This is based on the fact that these options will meet housing and employment demand both in the Town Centre and in Byfleet, West Byfleet and Sheerwater.

SA Framework Objective	Option 1	Option 2	Option 3	Option 4
1. Affordable Housing	ü	ü	ü	ü
2. Health	ü	ü	ü	ü
3. Flooding	~	~	~	ü
4. Safe Communities	ü	ü	ü	ü
5. Decision Making	~	~	~	~
6. Vibrant Communities	ü	ü	ü	~
7. Brownfield Land	?	?	?	?
8. Air Quality	ü	ü/X/M	ü/X/M	ü/X/M
9. Biodiversity	~	~/M	~/M	~/M
10. Natural/ Cultural	~	~	~	~
11. Soil Quality	~	ü	ü	ü
12. Climate Change	X/M	X/M	X/M	X/M
13. Consumption	~/M	~/M	~/M	~/M
14. Waste	X/M	X/M	X/M	X/M
15. Water	?/M	?/M	?/M	?/M
16. Energy Efficiency	?	X/M	X/MM	X/MM
17. Employment	X	X/ü	ü	ü
18. Commercial Devt	~	X/ü	üü	üü
19. Emissions	~/ü	?/M	?/MM	?/MM
20. Public Transport	~/ü	?/M	ü/?/M	ü/?/M

Objective 6: A Borough which leads the way on high quality Sustainable development and addresses climate change

The objective performs well in assessment against the sustainability objectives. There would be no difference between the options in terms of this objective.

SA Framework Objective	All Options
1. Affordable Housing	ü
2. Health	ü
3. Flooding	üü
4. Safe Communities	~
5. Decision Making	~
6. Vibrant Communities	~
7. Brownfield Land	?
8. Air Quality	ü
9. Biodiversity	ü
10. Natural/ Cultural	~
11. Soil Quality	~
12. Climate Change	üü
13. Consumption	üü
14. Waste	üü
15. Water	üü
16. Energy Efficiency	üü
17. Employment	~
18. Commercial Devt	~
19. Emissions	ü
20. Public Transport	ü

Objective 7: Buildings and public spaces of which we can be proud

Option 1 performs less well against this Core Strategy Objective primarily due to the fact that it does not provide any opportunity for significant improvements to the urban environment and therefore its potential to impact in any significant way against the sustainability objectives is limited.

Option 3 and 4 are shown to perform better than Option 2, purely for the reason that the benefits that come with improvements to the urban environment will be not be limited to the town centre but extended to West Byfleet. Fundamental to this objective is the issue of whether or not the local population consider that the new buildings and public spaces do in fact improve the built environment.

SA Framework Objective	Option 1	Option 2	Option 3	Option 4
1. Affordable Housing	~	~	~	~
2. Health	~	ü	üü	üü
3. Flooding	~	~	~	~
4. Safe Communities	~	ü	üü	üü
5. Decision Making	~	~	~	~
6. Vibrant Communities	~	ü	üü	üü
7. Brownfield Land	~	~	~	~
8. Air Quality	~	~	~	~
9. Biodiversity	~	~	~	~
10. Natural/ Cultural	~	ü	üü	üü
11. Soil Quality	~	~	~	~
12. Climate Change	~	~	~	~
13. Consumption	~	~	~	~
14. Waste	~	~	~	~
15. Water	~	~	~	~
16. Energy Efficiency	~	~	~	~
17. Employment	~	~/ü	~/ü	~/ü
18. Commercial Devt	~	~	~	~
19. Emissions	~	~	~	~
20. Public Transport	~	~	~	~

Objective 8: Provision of key services

The Woking Social and Community Infrastructure Requirements study showed that there would not need to be any additional provision of key services in Woking over the plan period, for any of the options, although it is noted that Options 3 and 4 note that local provision may need to be met at a local level (this would be addressed by Core Strategy objective 2).

The matrix has found that none of these options would have a significant impact on any of the SA Framework objectives.

Objective 9: Transport system

Option 3 and 4 perform best when tested against the SA Framework. This is because the increased level of transport infrastructure (directly impacting upon SA objective 20) will impact positively on many of the social, environmental and economic objectives, for example, by increasing accessibility to jobs and services and reducing congestion.

SA Framework Objective	Option 1	Option 2	Option 3	Option 4
1. Affordable Housing	~	~	~	~
2. Health	X	ü	üü	ü/?
3. Flooding	~	~	~	~
4. Safe Communities	~	ü	üü	üü
5. Decision Making	~	~	~	~
6. Vibrant Communities	~/ü	ü	üü	üü
7. Brownfield Land	~	~	~	~
8. Air Quality	ü	~/M	~/M	~/M
9. Biodiversity	~	~	~	~
10. Natural/ Cultural	~	ü	üü	?/M
11. Soil Quality	~	~	~	~
12. Climate Change	ü	X/M	X/M	X/M
13. Consumption	~	~	~	~
14. Waste	~	~	~	~
15. Water	~	~	~	~
16. Energy Efficiency	~/M	~/MM	~/MM	~/MM
17. Employment	ü	ü	ü	ü
18. Commercial Devt	ü	ü	ü	ü
19. Emissions	ü	X/M	X/MM	X/MM
20. Public Transport	ü	ü	ü	ü

Objective 10: A Borough where the whole community has the opportunity to share in the general prosperity and high quality of life.

It is problematic to express the aims of social inclusion in spatial planning terms, and likewise it has been difficult to establish and to test the options for this objective. The key area where the Planning Authority has power to influence this Core Strategy objective is through the provision of sufficient affordable housing, which is already covered by Core Strategy objectives 3 and 4. Other issues that the Council should consider are the specific housing needs of groups such as the elderly and of BME's, and ensuring that suitable sites are made available for education, religious worshipping and community centres, for example, which is covered by Core Strategy objectives 2 and 8.

5.7 Proposed mitigation measures

5.8 The term 'mitigation measures' encompasses any approach which aims to prevent, reduce or offset the significant adverse sustainability effects that have been identified through the sustainability appraisal process. Measures to enhance positive effects will also need to be considered.

5.9 Mitigation measures may include, for example:

- Refining options to improve the likelihood of positive effects and to minimise adverse effects
- Technical measures during the implementation phase
- Proposals for changes to other plans and programmes
- Contingency arrangements

5.10 Mitigation of significant adverse effects will be considered in detail in the Sustainability Report which will consider the effects of the preferred option.

5.11 Proposals for monitoring

5.12 The monitoring framework will be presented in the final Sustainability Report. The framework is likely to indicate that the Council will monitor the baseline data (detailed in the Scoping Report) on an annual basis as a part of the Annual Monitoring Report. The Scoping Report currently highlights data that has not been collated/ finalised or that is not currently available. The monitoring framework will indicate which of this data will be collated.

Appendix 1 List of Consultees

South East England Regional Assembly (SEERA)

South East England Development Agency (SEEDA)

Government Office for the South East (GOSE)

Surrey Heath (adjoining authority)

Runnymede (adjoining authority)

Elmbridge (adjoining authority)

Guildford (adjoining authority)

Surrey County Council

The Countryside Agency (statutory consultee for SEA)

The Environment Agency (statutory consultee for SEA)

English Nature (statutory consultee for SEA)

English Heritage (statutory consultee for SEA)

Highways Agency

Strategic Rail Authority

Thames Water

Woking Local Agenda 21

Council for the Protection of Rural England

Royal Society for the Protection of Birds

Local developers/ agents

Residents Associations

Appendix 2

Scoping Report Consultation Responses

Page	Commenter	Section	Issue	Justification (where applicable)	Requested Action	WBC Staff Intended Response
9	Surrey County Council	Objective 1 – Indicator (f)	Recommended change of indicator		'Instead of using average house price and average earnings, a better indicator of affordability would come from using lower quartile house prices and lower quartile earnings'	Indicator will be amended as per recommendation.
9 & 67	Surrey County council	Objective 6 – Indicator (e) and Table 3 Objective 18	Comment regarding indicator: 'A local centre may have one or two convenience stores, but one could be a small supermarket and cover a relatively larger floor area. The indicator needs to be interpreted with care'	The number of convenience stores is less useful than floorspace in measuring the amount of provision provided.		Comment Noted. WBC will consider changing the indicator in the future, however, at present data on convenience floorspace is not available at the local level.
10 & 17	English Heritage	Sustainability Appraisal Objective 10	EH consider the objective to be sufficiently broad but believe there are insufficient indicators.	Historic buildings can be of value even if they are not designated. They can be locally significant or accumulative effects of the loss of buildings that may not be deemed worthy of being listed upon their stand-alone value, but cumulatively contribute to the character of an area, are among the issues that need to be considered.	Additional indicators should be added to Objective 10 in Table 3. Locally listed buildings, as listed in the existing Woking Borough Local Plan (1999) should be included. [also conservation area appraisals?]. The Historic Landscape Characterisation study of Surrey should also be included as a source of accounting for the built heritage in the Borough. The discussion under Objective 4 on page 17 should also be amended accordingly.	Consider adding the suggested indicators and the text accompanying Objective 4 on page 17. <i>Note: this was a lengthy discussion that you may feel needs to be better addressed than the summary I provided.</i>

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10	Countryside Agency	Sustainability Appraisal Objective 10	The Countryside Agency believe that objective 10 would benefit from a reference to 'landscape'.	The importance of a landscape setting to the urban areas should be emphasised.	Amend SA Objective 10 to include a reference to landscape.	Change to read 'Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments, cultural assets and landscapes of Woking.'
10	Surrey County Council	Objective 7 – Indicator (e)	Comment regarding indicator		'Woking should clarify how "attractiveness" is to be measured'	This will be measured by ...
10	Surrey County Council	Objective 10 – Indicator (d)	SCC raised doubts about how WBC could measure 'the quality of open spaces'		Recommends using the amount of open space and change over time	PPG 17 audits will assess the quality of open space in the Borough. No change required.

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10	Surrey County Council	Objective 10	Recommends the addition of an indicator for archaeology	'It is difficult to find suitable indicators for archaeology, but it would be helpful to have an indicator to show that there had been effective consultation when planning proposals affect designated Areas of High Archaeological Potential'	Recommends 'something along the lines of number/proportion of sites in Areas of High Archaeological Potential where development takes place without prior assessment.'		An additional indicator will be added to read: Number of sites in Areas of High Archaeological Potential where development takes place without prior assessment.
10 - 11	English Nature	Sustainability Appraisal Objectives and Indicators	EN believe that additional objectives and indicators are required for the sustainability appraisal framework.	EN believe that the provided criteria for assessment would be virtually impossible to monitor and therefore implement. Their recommended changes are provided to the right.	<p>Core (sic) Objectives</p> <ul style="list-style-type: none"> • Avoid damage to designated wildlife & geological sites (international & national) and protected species. • Meet SSSI, SPA, SAC and Ramsar objectives • Achieve favourable condition on internationally and nationally important wildlife and geological sites • Contribute to sustainable development by reversing the long term decline in farmland birds. • Maintain area of Ancient Woodland 	<p>Criteria for assessment / Indicators</p> <ul style="list-style-type: none"> • Reported levels of damage to designated sites* • The condition of internationally and nationally important wildlife and geological sites* • Site integrity based on condition of designated features of interest* • populations of farmland birds <i>This information is available from British Trust for Ornithology</i> • Reported levels of damage to ancient woodland. The 	<p>Issue as to whether these are a realistic expectation If all were included it may provide a disproportionate emphasis on these issues in comparison to others. A heavy burden on the Council to monitor. Also unnecessary to reproduce work being carried out by EN. However, the following indicators will be added to the Framework:</p> <ul style="list-style-type: none"> • Length/ area of high quality hedgerows • Achievement of BAP and HAP targets • Population of farmland birds.

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					<ul style="list-style-type: none"> • Achieve favourable condition of Ancient Woodland 	<ul style="list-style-type: none"> provisional Ancient Woodland Inventory* can be used as baseline data. • Reported condition of Ancient Woodland 	
					<ul style="list-style-type: none"> • Links to ensure water quality of Black Water Valley catchment enables thriving biodiversity 	<ul style="list-style-type: none"> • Environment Agency River Quality Objectives available from the Environment Agency • Wetland SSSI's are maintained/restored to favourable condition* 	
					<ul style="list-style-type: none"> • Maintain local biodiversity 	<ul style="list-style-type: none"> • Number and area of Sites of Interest for Nature Conservation (SINCs) within the plan area (number and area) • Number/area of Local Nature Reserves Available from the Local Biological Records Centre 	
					<ul style="list-style-type: none"> • Maintain and enhance hedgerows 	<ul style="list-style-type: none"> • Length/area of high quality hedgerows 	
					<ul style="list-style-type: none"> • Meet local and county BAP targets in particular the Heathland HAP targets 	<ul style="list-style-type: none"> • Achievement of BAP targets as set out in the Surrey BAP Sites with physical and biological potential for restoration to heathland will be 	

					<p>mapped as part of the Thames Basin Heaths Area Based Delivery Project (ABD). This ABD is on-going and should be used as part of the baseline information and resource for the Woking LDF.</p>					
				<ul style="list-style-type: none"> • Enhance biodiversity in the wider countryside • Restore the full range of characteristic habitats and species to viable levels • Safeguard genetic resources by protecting species populations, & habitats and ecological processes on which they depend. 	<ul style="list-style-type: none"> • Number of characteristic rare species (e.g. butterfly species, rare reptiles distribution) and priority habitats Species could be chosen in liaison with English Nature. Information on distribution may be available from the Surrey Biological Records Centre • Area and quality of habitat in relation to range-size requirements • Area of land actively managed for nature conservation • Environment Agency River quality objectives 					
					<p>Potential sources of information are given in red.</p> <p>*baseline data and ongoing monitoring data can be provided by English Nature on request</p>					
					<table border="1"> <thead> <tr> <th>Objectives</th> <th>Indicators</th> </tr> </thead> <tbody> <tr> <td>• Provide</td> <td>• Achievement of</td> </tr> </tbody> </table>	Objectives	Indicators	• Provide	• Achievement of	
Objectives	Indicators									
• Provide	• Achievement of									

					<p>opportunities for people to come into contact with and appreciate wildlife and wild places</p> <p>'Accessible Natural Greenspace Standards' Available from English Nature – summarised in section 2 above and copies of documents attached</p>							
					<table border="1"> <thead> <tr> <th>Objectives</th> <th>Indicators</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> Protect water quality in rivers, canals, ditches and streams from pollution through integrated land use and development control activities </td> <td> <ul style="list-style-type: none"> Environment Agency River quality objectives Available from the Environment Agency </td> </tr> <tr> <td> <ul style="list-style-type: none"> To reduce risk of flooding and the resulting detriment to public well being the economy and the environment </td> <td> <ul style="list-style-type: none"> Monitor area of flood plain developed above baseline. Baseline could be set at current levels. Could be developed in liaison with the Environment Agency </td> </tr> </tbody> </table>	Objectives	Indicators	<ul style="list-style-type: none"> Protect water quality in rivers, canals, ditches and streams from pollution through integrated land use and development control activities 	<ul style="list-style-type: none"> Environment Agency River quality objectives Available from the Environment Agency 	<ul style="list-style-type: none"> To reduce risk of flooding and the resulting detriment to public well being the economy and the environment 	<ul style="list-style-type: none"> Monitor area of flood plain developed above baseline. Baseline could be set at current levels. Could be developed in liaison with the Environment Agency 	
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11	Thames Water	Sustainability Appraisal Objectives	Supportive comment re Objective 15. However request expansion of the objective to address pressures on water allocation resources and the need to address this.		Expansion of the objective to address pressures on water allocation resources and the need to address this.	An additional indicator will be added to monitor the pressures on water resources allocation.						

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11 & 68	Network Rail	Sustainability Appraisal Objectives	Supportive comment in favour of Objective 20. Request of additional objective to improve public transport facilities and their use.		Add an additional objective to improve public transport facilities and their use.	Objective 20 will be altered.
13	English Nature	Figure 1: Internal Compatibility of Objectives	EN note that maintenance of water quality and quantity is essential for biodiversity and should have a positive relationship with Objective 9 and 10		Objective 15 should have a positive relationship with Objective 10 (i.e. compatible).	This is already the case with objective 9. The matrix will be amended to reflect compatibility between objectives 10 and 15.
13	Surrey County Council	Objective 13	Recommends alteration to indicator of allotments	Need to reflect the demand for and need for additional allotments	'Add the number of vacancies to number of allotments'	The indicator will be amended to read: Number of allotments in the borough and the percentage of allotment space that is vacant'.
17	Surrey County Council	Para. 4.2	Addition to statement about lack of data		In addition to mentioning the lack of indicators for open spaces, the lack of indicators for archaeological sites should be mentioned.	Para. 4.2 is a general statement regarding data collection. The monitoring schedule which will be included in the Sustainability Report will address specific issues.

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20 - 21	English Heritage	Section 5.0: Key Environmental and Sustainability Issues: Environmental	That in addition to A Green Borough and Biodiversity, a paragraph on built heritage is required.	The commenter refers to Policy BE6 of the South East Plan as requiring a policy to safeguard the Historic Environment.	Add an additional paragraph addressing the historic environment to the Key Environmental and Sustainability Issues section.	Add an additional paragraph titled 'The Historic Environment' will be added to the Key Environmental and Sustainability Issues section, identifying the need to protect areas and the threats facing them and mentioning historic landscapes.
24	Environment Agency	Fig 2, p. 24: Testing the Objectives of the Core Strategy Spatial Vision	The Agency does not agree that seeking to enhance biodiversity is necessarily incompatible with the need to increase housing and improve the economy	This presumably refers to Figure 2 on page 24. The Agency gives an example of some development on brownfield sites benefiting biodiversity.		The table refers to <i>potential</i> conflict, it does not imply that biodiversity is necessarily incompatible with these other objectives. No change required.
26	Environment Agency	Appendix 1 – Relationship of the Core Strategy to other Plans	Notes additional plans and projects the Agency believes need to be considered.		The consideration of the following plans or projects: <ul style="list-style-type: none"> - National BAP target and objectives - PSA targets for sites of Special Scientific Interest - Objectives and duties set out within the European Habitats Directive - The Countryside and Rights Of Way Act objectives and targets - PPS 23 	PPS 23 has been addressed. These documents will be noted.

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26	English Nature	Appendix 1 – Relationship of the Core Strategy to Other Plans	Refers to additional documents EN believe should be added to this section.		Add the National Biodiversity Action plan (1994), The European Communities Directive on the Conservation of Wild Birds (1979), the Habitats Directive and the Habitats Regulations to Appendix 1.	These documents will be noted.
26 - 56	Government Office of the South East	Appendix 1 – Relationship of The Core Strategy to Other Plans	Recommend referencing additional documents in Appendix 1.	<i>Circular 6/98 Planning and Affordable Housing</i> and the December 2004 draft Circular: <i>Planning for Gypsy and Traveller Sites</i> ought to influence the core strategy DPD.	Include mention under appendix 1 of Circular <i>6/98 Planning and Affordable Housing</i> and the December 2004 draft Circular: <i>Planning for Gypsy and Traveller Sites</i> .	Include mention under appendix 1 of Circular <i>6/98 Planning and Affordable Housing</i> and the December 2004 draft Circular: <i>Planning for Gypsy and Traveller Sites</i> .
26 - 56	Surrey County Council	Appendix 1	Consider adding additional documents that have a relationship to the core strategy to appendix 1		Consider adding to Appendix 1 Surrey's Medium Term Strategy for Adults and Community Care and the draft Crime and Disorder Reduction Strategy 2005-08/09	These documents will be noted.

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28 - 47	English Heritage	Appendix 1	Recommendation of additional documents with relationships to the core strategy		<p>Suggests the inclusion of:</p> <ul style="list-style-type: none"> - at a national level: 'The Historic Environment: A Force for Our Future' DCMS (Dec. 2001) - at a regional level: 'The Cultural Cornerstone : A strategy for the development of cultural activity & its benefits in the South East' (June 2001) and 'The Cultural Agenda: realising the cultural strategy of the South East' (Nov 2002). - At a County level 'Surrey Design' 	These documents will be noted.
29	Surrey County Council	Appendix 1	In relation to the Government's Transport 10 Year plan, this has largely been replaced by the White Paper, 'The Future of Transport' (July 2004)		Amend accordingly	Add additional reference to the White Paper, 'The Future of Transport' (July 2004) and accompanying text.
33	Government Office of the South East and Surrey County Council	Appendix 1 – Relationship of The Core Strategy to Other Plans	Correction of planning guidance details.	PPS 1 was finalised in February 2005.	Amend to refer to PPS 1 – remove reference to PPG 1.	Amend to refer to PPS 1 – remove reference to PPG 1.

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35	Government Office of the South East and Surrey County Council	Appendix 1 – Relationship of The Core Strategy to Other Plans	Correction of planning guidance details.	PPS 6 has only been issues in draft. PPG6 plus subsequent Government statements remain current Government guidance.	Amend to reflect the fact that PPS6 has only been issued in draft.	Amend to reflect the fact that PPS6 has only been issued in draft. Refer to PPG6.
36	Government Office of the South East and Surrey County Council	Appendix 1 – Relationship of The Core Strategy to Other Plans	Correction of planning guidance details.	Draft PPS9 was published in September 2004.	Amend to include mention of draft PPS9.	Amend to include mention of draft PPS 9.
36	Government Office of the South East	Appendix 1 – Relationship of The Core Strategy to Other Plans	Correction of planning guidance details.	Draft PPS 10 was published in December 2004.	Amend to include mention of draft PPS 10.	Amend to include mention of draft PPS 10.

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37	English Heritage	Appendix 1	The inclusion of PPG's 15 and 16 is welcomed. Requests a minor wording change		Column 3 of the row relating to PPG 15 should be amended to read 'historic' environment	Amend as recommended
37	English Heritage	Appendix 1	The commenter notes a mistake in the last column of the row referring to PPG15, but also recommends that the cross-reference be recast.	EH believe that an objective addressing built heritage is required and that this should be cross-referenced instead.	Objective 28 should be amended to read Objective 7. In any case, a new or revised objective addressing the conservation of built heritage should be included.	That last column of the row referring to PPG15 should be altered from a reference to 'Objective 28' to 'Objective 7'. If a new objective is created referring to historic environments change accordingly.
37	English Heritage	Appendix 1	The statement in the last column of the row referring to PPG16 is supported: 'Ensure that there is a policy on the need to preserve archaeology and state presumption in favour of physical preservation'			No change required.

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37	Surrey County Council	Appendix 1	SCC believe there is a need for recording information of lost heritage sites.	This would cover alterations to historic buildings and recording of archaeological information as provided for by PPG15, PPG16 and the structure plan.	Alter text relating to PPG15 and PPG16 to recognise that it will not always be possible to protect heritage assets and that in such cases these should be recorded to a professional standard before lost.	Amend text accordingly.
38	Government Office of the South East	Appendix 1 – Relationship of The Core Strategy to Other Plans	Correction of planning guidance details.	PPS 23 has replaced PPG 23.	Replace mention of PPG 23 with PPS 23.	Replace mention of PPG 23 with PPS 23.
41	Surrey County Council	Appendix 1	Requested changes to the text relating of the Regional transport strategy	Although SEERA prepared the RTS, it was approved by the SoS and published by GOSE.	Text relating to the RTS should be amended to reflect the fact that the RTS was approved by the SoS and published by GOSE.	Amend text as recommended.

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43 - 44	Surrey County Council	Appendix 1	SCC believe mention needs to be made to the Spatial Strategy		'Within the section of the Structure Plan, there should be a reference to the Spatial Strategy and its aims for North West Surrey, particularly supporting Woking's role as a centre of Strategic Importance and providing for additional housing.'	Consider making amendments to the section on the Surrey Structure Plan as recommended or making a separate reference to the Spatial Strategy.
45 & 53	Surrey County Council	Appendix 1	SCC wish to see further information explaining the role of the Local Transport Plan. The fact that the LTP is mentioned twice is also pointed out.		'In relation to the LTP, the commentary should indicate that it sets out the long-term strategy for transport in Surrey and includes a capital programme of schemes for the next five years'	Consider amending accordingly and remove the duplicated reference either from page 45 or 53.
58	RSPB	18 Themes for a sustainable Woking	RSPB broadly accept the 18 themes and commend the approach, however they recommend a change to theme 3	Believe there is a potential conflict in theme where access is unrestricted and unmanaged on sensitive sites or where it may affect sensitive species.	Recommend change to read: 'Conserve and enhance biodiversity and promote managed access to the natural environment where appropriate'.	These themes have been developed separately from the SA and SEA processes. However the comments are noted and have been passed on to a relevant staff member to consider.

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61 & 62	Environment Agency	Untitled Table: objectives 7 & 11	Need to include PPS23 in column D: 'Other Relevant Plans'		Include PPS23 in column D: 'Other Relevant Plans'	Add additional document as recommended.
61 - 64	Surrey County Council	Appendix 2	Correction of references to the Surrey Structure Plan 1994 and the draft Surrey Structure Plan 2004	These should be replaced by the adopted Surrey Structure Plan 2004	Change incorrect references to Surrey Structure Plan 2004	Change as requested
65 (?)	Environment Agency	Objective 3	Change of indicator	Quantifying the number of properties removed from the floodplain will provide a better indication of the benefit of the policy	Indicator b) should read 'No. of properties alleviated from flood risk'.	Change will made as recommended.

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66	Environment Agency	Objective 11	Wording indicator of Objective 11		Should read 'encourage the remediation of land affected by contamination'.	Change will made as recommended.
66 (?)	Environment Agency	Objective 11 <i>(although states objective 10)</i>	Recommendation of additional indicator		'Area of land affected by contamination brought back into beneficial use'.	Consider adding additional indicator as recommended
67 (?)	Environment Agency	Objective 15	Recommendation of additional indicator		'Number of new developments which incorporate SUDS into their site'.	Change already implemented by Officers.

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69	RSPB	Appendix 3 - Baseline	Supportive comment		'The RSPB welcomes the range of baseline data and indicators identified in Appendix 3'	No change required.
81	Environment Agency	Appendix 3 – Baseline: Objective 9	EA believe this section should establish baseline biodiversity data as recommended		<p>This section should establish a clear picture of:</p> <ul style="list-style-type: none"> - Biodiversity present and its distribution and organisation throughout the county as well as timescales for this organisation - key functional biodiversity relationships and interdependencies - Importance: designated and protected status as well as wider importance of biodiversity within Surrey - Condition of biodiversity present and how it would develop in the absence of the plan <p>The baseline description should also cover:</p> <ul style="list-style-type: none"> - Locations of designated and other important sites for biodiversity and summary reasons for designation - Land-use and habitat distribution maps for the study area if possible - Review of plan-related activities and identification of areas and biodiversity resources likely to be affected. The baseline should inventory known threats and pressures on important components of biodiversity within the study area, including: <ul style="list-style-type: none"> • Land-take • Invasion of non-native or overly dominant species • Pollution (direct and diffuse) • Lack of management or changes in traditional use 	Noted.

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					<ul style="list-style-type: none"> • Habitat isolation and fragmentation • Disturbance • Climate Change <ul style="list-style-type: none"> - Key biodiversity interests and considerations, including the critical ecosystem functions and processes on which biodiversity depends - Identification of key problems for biodiversity 	
81	Environment Agency	Appendix 3 – Baseline: Objective 9	Requests WBC to address the status and value of watercourses in the biodiversity section.	The Agency argues that rivers are important habitats and important as wildlife corridors between habitats. The agency wishes to see watercourse habitats and associated buffer zones (whether existing or potential) addressed at an early stage of the LDF process to ensure their adequate consideration in the allocation of sites.	The addition of objectives, indicators and targets as seen in the table attached to their comments to Appendix 3.	Consider the recommended changes
81	English Nature	Appendix 3 - Baseline	EN provided recommendations of additional sources of baseline data to assess biodiversity issues (which could be used to measure the existing biodiversity objective and in particular the recommended additional objectives)		EN refers to a number of additional sources of baseline information: <ul style="list-style-type: none"> - Accessible Natural Green Space: Visitor Surveys from previous Appropriate Assessments - EN offered to provide periodic (perhaps annual) updates on the condition of Woking Borough Council's SSSI's - Information on the numbers of wild birds as obtained from the British Trust for Ornithology - The use of the Biodiversity Action Reporting System (BARS) once it has been developed to measure the Borough's achievement in meeting the targets of the Surrey Wildlife Trust Biodiversity Action Plan (BAP). 	Consider adding these recommended baselines indicators. Can the BARS realistically be included before such time as the system is operational? (it has only been trialled to date). Additional data will be considered when developing the monitoring schedule.

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General Comment	English Nature		Discusses the need to have policies that address the management SSSI and SPA's throughout the LDF process. Raises in particular concerns about the cumulative effects of development around these areas.			Objective 9 of the Sustainability Appraisal seeks to 'Conserve and Enhance Biodiversity.' Site Allocations and Development Control policies will be developed at a later stage and assessed against this criteria. In the interim the comments are noted.
General Comment	English Nature		Discusses the need to properly survey areas subject to development applications to identify locations containing protected species and provide appropriate policies for their protection	The requirements of PPG9 are referred to.		Objective 9 of the Sustainability Appraisal seeks to 'Conserve and Enhance Biodiversity.' Site Allocations and Development Control policies will be developed at a later stage and assessed against this criteria. In the interim the comments are noted.
General Comment	English Nature		Discusses the need to restore and recreate habitats and makes recommendations on the amount and accessibility of open space that should be available to the public.	Regional habitat re-creation and restoration targets in the Regional Sustainable Development Framework are referred to.		Objective 9 of the Sustainability Appraisal seeks to 'Conserve and Enhance Biodiversity.' Site Allocations and Development Control policies will be developed at a later stage and assessed against this criteria. The PPG17 audit of Open Space in the Borough will lead to recommendations on policies for recreational spaces in the Borough. In the interim the comments are noted.

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General Comment	English Nature		Discusses the need to distinguish between Ancient Woodland and planted woodland (which should be prioritised for heathland restoration) in LDD's and provide policies for the protection of ancient woodland			Objective 9 of the Sustainability Appraisal seeks to 'Conserve and Enhance Biodiversity.' Site Allocations and Development Control policies will be developed at a later stage and assessed against this criteria. In the interim the comments are noted.
General Comment	English Nature		Supportive comment in favour of a Strategic Environmental Assessment as part of the Sustainability Appraisal. Comment that it is essential that in the final SEA the Environmental Report is made clear and distinctive from other parts of the SA.			Comments noted.
General Comment	English Nature		Asks that reference be made to the EN led Thames Basin Heaths Based Delivery Project (ABD) in the scoping initiative.			

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General Comment	English Nature		EN raise concerns about the increased pressure upon SSSI's and SPA's from intensification of development in the vicinity of these areas. In particular EN are concerned about increased recreational pressure.		That these concerns be addressed throughout the process and good design policies be included to protect biodiversity from the effects of new residential developments.	Objective 9 of the Sustainability Appraisal seeks to 'Conserve and Enhance Biodiversity.' Site Allocations and Development Control policies will be developed at a later stage and assessed against this criteria. EN will also have an opportunity to comment on issues of increased densities of residential development in the Issues and Options consultation in June/July 2005. In the interim the comments are noted.
General Comment	Network Rail		'In order to monitor the Council performance at enhancing public transport facilities, the level of planning obligations pooled and directed towards said facilities should be monitored annually'			Dealt with by indicator 20b).
General Comment	Surrey County Council		There is no reference to historic landscape in the document	Brookwood Cemetery is given as an important example of historic parks and gardens.	<i>No specific recommendation of where this can be added</i>	Objective 10 of the SA objectives addresses protecting the 'historic environment'. Could an additional indicator be added to mention historic landscapes? Add an additional paragraph titled 'The Historic Environment' to the Key Environmental and Sustainability Issues section, identifying the need to protect areas and the threats facing them and mentioning historic landscapes.

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General Comment	RSPB		Support the Objectives of Table 3: Environment and the high level of recognition given to the importance of conservation sites at all levels			No action required
General Comment	RSPB		Request for a requirement to mitigate against adverse effects to biodiversity.		'we would welcome the addition of a requirement to mitigate against and compensate for any adverse effects on biodiversity and the quality of existing biological resources.'	Specific policies to address issues such as biodiversity protection will be made at a later stage in the LDF process, in LDD's etc. They will be assessed by the Sustainability Appraisal Framework which address the need to protect biodiversity. No change required.
General discussion	English Nature		General Comment that the assessment of preferred Options for housing allocations should take account of the Habitats Regulations			The assessment of preferred options is not being undertaken at this stage. This will be undertaken after the consultation over the issues and options in June/July 2005. The comments are noted.

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<p>General Discussion (page 7)</p>	<p>English Nature</p>		<p>EN discusses the possibility of WBC setting aims to maintain and restore areas of heathland in the borough. This could, presumably, be added to the list of indicators for Objective 10 on page 7.</p>	<p>The Surrey Wildlife Trust Biodiversity Action Plan (BAP) sets targets at a County Level of 1000 ha of new heathland and an additional 23,000 ha of restored heathland. EN believes WBC ought to make commitments towards this.</p>	<p>That WBC addresses the stated restoration targets in the core strategy and/or sustainability appraisal.</p>	<p>Consider adding such an indicator</p>
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Appendix 3 – Testing the Options Matrix

Table A1: Options for Achieving Core Strategy Objective 1: *Woking Town Centre as a growing hub for the area. A vibrant, high density, high quality environment in which to live, work, access major shops and services and enjoy leisure time.*

Option 1: Woking town centre is a growth point compared to other places in Surrey, but this is at a modest level reflecting transport constraints. New retail development maintains Woking’s current role in shopping hierarchy. Town Centre Boundary unchanged. Policies on density of housing development roughly at or below what is currently being permitted (100 dph in town centre).

Option 2: Woking town centre is a major growth point. New housing and employment are promoted at high densities. New retail claws back some trade lost to other centres. Extension to town centre boundary by around 10% into one or more of: Goldsworth Road / Walton Road / Brookhouse Common / Guildford Road in order to promote more high density development. Pro active support for high density development in town centre which delivers design objectives and makes major contribution to meeting housing, employment and retail needs. Major scheme to improve transport interchange – linked to ongoing public transport improvements.

Option 3: Woking town centre is a major growth point. New retail, housing and employment are promoted at high densities. Major improvements to the environment of streets and spaces is achieved through major redevelopment. New retail claws back some trade currently lost to other centres. Extension to town centre boundary as per Option 2. Pro-active support for high density development in town centre delivers design objectives and makes contribution to meeting housing, employment and retail needs. Major scheme to improve transport interchange – linked to ongoing public transport improvements.

Option 4: As Option 3.

SA Framework Objective	Option 1		Option 2		Option 3		Option 4	
		Comment		Comment		Comment		Comment
1. Provision of sufficient housing which meets the needs of the community and which is at an	X	Will meet minimum requirement for housing. Questionable whether needs of the community in terms of affordable units will be met. Scope for family	ü	Higher densities will ensure adequate provision of units and affordable units. All are likely to be 1 or 2 bed flats. Higher densities implies smaller units. Family units	ü	As option 2. Higher densities will ensure adequate provision of units and affordable units. All are likely to be 1 or 2 bed flats. Higher densities implies smaller units.	ü	As option 2. Higher densities will ensure adequate provision of units and affordable units. All are likely to be 1 or 2 bed flats. Higher densities implies smaller units.

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affordable price		units in town centre?		will have to be accommodated outside of the town centre.		Family units will have to be accommodated outside of the town centre.		Family units will have to be accommodated outside of the town centre.
2. Improve the health and well-being of the population and reduce inequalities in health	~/M	Dependant on SPA mitigation measures.	~/M	Increased development brings opportunities to improve open space facilities, etc. Dependant on SPA mitigation measures.	~/M	Increased development brings opportunities to improve open space facilities, etc. Dependant on SPA mitigation measures.	~/M	Increased development brings opportunities to improve open space facilities, etc. Dependant on SPA mitigation measures.
3. To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment.	~	Baseline level likely to remain unchanged/ little change.	X/M	Increased levels of development gives rise to potential for greater levels of surface run-off. Recommend SUDS. Covered by Core Strategy Objective 6.	X/M	Increased levels of development gives rise to potential for greater levels of surface run-off. Recommend SUDS. Covered by Core Strategy Objective 6.	~/M	Increased levels of development gives rise to potential for greater levels of surface run-off. Recommend SUDS. Covered by Core Strategy Objective 6.
4. Create and maintain safer and more secure communities	üM	Some scope to make improvements to CCTV and lighting etc through s. 106.	ü/?/ M	Increased levels of development provides increased potential for s. 106 improvements. What impact will increased vitality of the town centre	ü/?/ M	Major improvements to environment and public spaces in the town centre will have a positive influence on this. What impact will increased vitality of	ü/?/ M	Major improvements to environment and public spaces in the town centre will have a positive influence on this. What impact will increased vitality of

				have on crime/ fear of crime?		the town centre have on crime/ fear of crime?		the town centre have on crime/ fear of crime?
5. Encourage opportunities for decision making and information for all	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
6. Create and sustain vibrant communities	~	No significant impact on baseline situation.	ü/X	No specific mention of this in the option, however, the assumption is made that improvements to the town centre will positively influence this objective.	ü/X	No specific mention of this in the option, however, the assumption is made that improvements to the town centre will positively influence this objective.	ü/X	No specific mention of this in the option, however, the assumption is made that improvements to the town centre will positively influence this objective.
7. Make the best use of previously developed land and existing buildings.	X	Densities are below that which could be achieved.	ü	Employment, retail and housing promoted at higher densities.	üü	Employment, retail and housing promoted at higher densities.	üü	Employment, retail and housing promoted at higher densities.
8. Ensure that air quality continues to improve.	ü	A lower level of growth as advocated in option 1 would have a better influence on air pollution.	X/M	Greater levels of development imply greater levels of air pollution.	X/M	Greater levels of development imply greater levels of air pollution.	X/M	Greater levels of development imply greater levels of air pollution.
9. Conserve and enhance	~/X/ M	Pressure on sites, particularly SPA.	X/M	Greater levels of development would	X/M M	Greater levels of development would	X/M M	Greater levels of development would

biodiversity.		Note mitigation measures.		potentially have a greater negative impact on this objective. Particular note of the impact on the SPA.		potentially have a greater negative impact on this objective. Particular note of the impact on the SPA.		potentially have a greater negative impact on this objective. Particular note of the impact on the SPA.
10. Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Woking.	~	Little improvement on current situation	ü/X/M	Increasing demand will lead to increase in provision of certain elements (i.e. cultural assets). Increased levels of development will lead to increased opportunities for improvements through s. 106 agreements. However, may also put greater pressure on these resources. Better public transport links will aid accessibility. Note pressure on Conservation Area which needs a policy steer under the umbrella of Core Strategy objective 7.	ü/X/M	Increasing demand will lead to increase in provision of certain elements (i.e. cultural assets). Increased levels of development will lead to increased opportunities for improvements through s. 106 agreements. However, may also put greater pressure on these resources. Better public transport links will aid accessibility. Note pressure on Conservation Area which needs a policy steer under the umbrella of Core Strategy objective 7	ü/X/M	Increasing demand will lead to increase in provision of certain elements (i.e. cultural assets). Increased levels of development will lead to increased opportunities for improvements through s. 106 agreements. However, may also put greater pressure on these resources. Better public transport links will aid accessibility. Note pressure on Conservation Area which needs a policy steer under the umbrella of Core Strategy objective 7
11. Maintain agricultural soil quality	~/ü	No impact on agricultural soil quality. Potential for	~/ü	No impact on agricultural soil quality. Potential for	~/ü	No impact on agricultural soil quality. Potential for	~/ü	No impact on agricultural soil quality. Potential for

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and reduce the number of sites that are contaminated .		remediation of town centre sites.		remediation of town centre sites.		remediation of town centre sites.		remediation of town centre sites.
12. Reduce the causes of climate change and prepare for its impacts	X/M	Development generates greenhouse gasses. Mitigation measures recommended e.g. Climate neutral housing development.	X/M M	Development generates greenhouse gasses. Mitigation measures recommended e.g. Climate neutral housing development.	X/M M	Development generates greenhouse gasses. Mitigation measures recommended e.g. Climate neutral housing development.	X/M M	Development generates greenhouse gasses. Mitigation measures recommended e.g. Climate neutral housing development.
13. Reduce the impact of consumption of resources by using sustainably produced and local products.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
14. Reduce waste generation and disposal and achieve management of waste.	X/M	More development will produce more waste	X/M M	More development will produce more waste	X/M M	More development will produce more waste	X/M M	More development will produce more waste
15. Maintain and improve the water quality of the	~/X/ M	No impact on water quality. Pressure on water resources. Recommend SUDS	~/X/ M	No impact on water quality. Pressure on water resources. Recommend SUDS	~/X/ M	No impact on water quality. Pressure on water resources. Recommend SUDS	~/X/ M	No impact on water quality. Pressure on water resources. Recommend SUDS

region's rivers and groundwater, and to achieve sustainable water resources management.		and rainwater harvesting etc. Requires a policy steer under the umbrella of Core Strategy objective 6.		and rainwater harvesting etc. Requires a policy steer under the umbrella of Core Strategy objective 6.		and rainwater harvesting etc. Requires a policy steer under the umbrella of Core Strategy objective 6.		and rainwater harvesting etc. Requires a policy steer under the umbrella of Core Strategy objective 6.
16. Increase energy efficiency and the proportion of energy generated from sustainable renewable sources in order to ensure energy resources management.	X/M	New development will utilise energy. Need to ensure energy efficiency measures introduced. Should be covered by Core Strategy Objective 6.	X/M M	New development will utilise energy. Need to ensure energy efficiency measures introduced. Should be covered by Core Strategy Objective 6.	X/M M	New development will utilise energy. Need to ensure energy efficiency measures introduced. Should be covered by Core Strategy Objective 6.	X/M M	New development will utilise energy. Need to ensure energy efficiency measures introduced. Should be covered by Core Strategy Objective 6.
17. Maintain high and stable levels of employment and productivity, encourage high quality	ü	New commercial development provides opportunities for employment and attraction of a skilled workforce.	üü	New commercial development provides opportunities for employment and attraction of a skilled workforce.	üü	New commercial development provides opportunities for employment and attraction of a skilled workforce.	üü	New commercial development provides opportunities for employment and attraction of a skilled workforce.

low impact development and improve levels of skills, training and education for all.								
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.	ü	New commercial development provides opportunities for employment and attraction of a skilled workforce.	üü	New commercial development provides opportunities for employment and attraction of a skilled workforce.	üü	New commercial development provides opportunities for employment and attraction of a skilled workforce.	üü	New commercial development provides opportunities for employment and attraction of a skilled workforce.
19. Minimise the adverse impact of emissions arising from the use of transport.	X/M	Lack of substantial public transport investment likely to maintain levels of car journeys. Policy steer required through Core Strategy objective 9.	ü/M M	Public transport improvements may aid reduction in number of trips by private car. Policy steer required through Core Strategy objective 9	ü/M M	Public transport improvements may aid reduction in number of trips by private car. Policy steer required through Core Strategy objective 9	ü/M M	Public transport improvements may aid reduction in number of trips by private car. Policy steer required through Core Strategy objective 9
20. Improve	X	Minimum support	ü	Support for	ü	Support for	ü	Support for

<p>public transport facilities and their use and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport.</p>		<p>for improvement of transport facilities and their use.</p>		<p>improvement of transport facilities and their use.</p>		<p>improvement of transport facilities and their use.</p>	<p>improvement of transport facilities and their use.</p>
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Table A1: Options for Achieving Core Strategy Objective 2: *Attractive local communities throughout the Borough with convenient access to everyday shops and services, local community facilities, parks and open spaces.*

Option 1: Local communities would experience a modest rate of change, with new development broadly in scale with existing.

Option 2: Local communities would experience a slightly greater rate of change than option 1, with some new development of both housing and commercial at slightly greater density than existing.

Option 3: Local communities would experience a slightly greater rate of change than option 1, with some new development of both housing and commercial at slightly greater density than existing. More major development would take place in West Byfleet – supporting its role as the “second centre” in the Borough, and with reasonable public transport.

Option 4: As Option 3.

SA Framework Objective	Option 1		Option 2		Option 3		Option 4	
		Comment		Comment		Comment		Comment
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	X	Lack of affordable family housing in villages.	ü	Capacity for more affordable family housing in villages than option 1.	ü	Capacity for more affordable family housing in villages than option 1, however, the majority of new affordable family units will be located in one community.	ü	Capacity for more affordable family housing in villages than option 1, however, the majority of new affordable family units will be located in two communities.
2. Improve the health and well-being of the population and reduce	~	Baseline situation remains stable. Research showed that provision adequate.	?/M	More information required to determine whether adequate provision of services available.	?/M	More information required to determine whether adequate provision of services available.	?/M	More information required to determine whether adequate provision of services available.

inequalities in health								
3. To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment.	~/M	Some local communities will be effected. Dealt with by Core Strategy Objective 8.	~/M	Some local communities will be effected. Dealt with by Core Strategy Objective 8.	~/M	Some local communities will be effected. Dealt with by Core Strategy Objective 8.	~/M	Some local communities will be effected. Dealt with by Core Strategy Objective 8.
4. Create and maintain safer and more secure communities	~	Little/ no impact	~	Little/ no impact	~	Little/ no impact	~	Little/ no impact
5. Encourage opportunities for decision making and information for all	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
6. Create and sustain vibrant communities	~	Baseline situation remains unchanged.	?	No explicit mention within option about to what extent local services would be increased to match growth in population.	?/ü/ X	No explicit mention within option about to what extent local services would be increased to match growth in population.	?/ü/ X	No explicit mention within option about to what extent local services would be increased to match growth in population. Local

						Improvements for people in the east of the borough in terms of access to services.		needs for the Brookwood Farm development?
7. Make the best use of previously developed land and existing buildings.	ü	Assumption that higher densities will make better use of previously developed land and existing buildings.	üü	Assumption that higher densities will make better use of previously developed land and existing buildings.	ü	Improvement of West Byfleet as a second centre. No indication of densities to be applied at Moor Lane.	ü	No indication of densities to be applied at Brookwood Farm.
8. Ensure that air quality continues to improve.	~	Little/ no impact	X/M	Greater levels of development imply greater levels of air pollution.	X/M	Greater levels of development imply greater levels of air pollution.	X/M	Greater levels of development imply greater levels of air pollution.
9. Conserve and enhance biodiversity.	~	Little/ no impact	X/M	Greater levels of development imply greater impact on biodiversity	X/M	Greater levels of development imply greater impact on biodiversity	X/M	Greater levels of development imply greater impact on biodiversity
10. Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of	~	Little/ no impact	X/M	Greater levels of development imply greater pressure on this resource.	X/M	Greater levels of development imply greater pressure on this resource.	X/M	Greater levels of development imply greater pressure on this resource.

Woking.								
11. Maintain agricultural soil quality and reduce the number of sites that are contaminated	~	Little/ no impact	~	Little/ no impact	~	Little/ no impact	~	Little/ no impact
12. Reduce the causes of climate change and prepare for its impacts	~	Little/ no impact	X/M	Development generates greenhouse gases.	X/M	Development generates greenhouse gases.	X/M	Development generates greenhouse gases.
13. Reduce the impact of consumption of resources by using sustainably produced and local products.	~	Little/ no impact	~	Little/ no impact	~	Little/ no impact	~	Little/ no impact
14. Reduce waste generation and disposal and achieve management of waste.	~	Little/ no impact	X/M	Development generates waste	X/M	Development generates waste	X/M	Development generates waste
15. Maintain and improve the water	~	Little/ no impact	X/M	Development generates pressure on water resources	X/M	Development generates pressure on water resources	X/M	Development generates pressure on water resources

quality of the region's rivers and groundwater, and to achieve sustainable water resources management.								
16. Increase energy efficiency and the proportion of energy generated from sustainable renewable sources in order to ensure energy resources management.	~	Little/ no impact	X/M	Development generates increased need for energy consumption	X/M	Development generates increased need for energy consumption	X/M	Development generates increased need for energy consumption
17. Maintain high and stable levels of employment and productivity, encourage high quality	~	Baseline situation likely to remain unchanged.	~	Baseline situation likely to remain unchanged.	ü	Increased commercial densities will provide job opportunities for local people. Major development in West Byfleet will provide employment	ü	Increased commercial densities will provide job opportunities for local people. Major development in West Byfleet will provide employment

low impact development and improve levels of skills, training and education for all.						opportunities for local people.		opportunities for local people. Brookwood Farm development will increase the economically active population of Woking.
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.	~	No significant impact	~	No significant impact	~	No significant impact	~	No significant impact
19. Minimise the adverse impact of emissions arising from the use of transport.	~	No significant impact	~	No significant impact	ü/M	Increased potential to access services in West Byfleet via public transport. Potential for generation of increased traffic in West Byfleet.	ü/M	Increased potential to access services in West Byfleet via public transport. Potential for generation of increased traffic in West Byfleet.
20. Improve	~	No significant	~	No significant	ü	Increased potential	X	Need to ensure

<p>public transport facilities and their use and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport.</p>		<p>impact</p>		<p>impact</p>		<p>to access services in West Byfleet via public transport.</p>		<p>local services at Brookwood Farm.</p>
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Table A1: Options for Achieving Core Strategy Objective 3: *Homes to suit all needs and pockets*. Enough new homes are built to meet Government targets, in a range of sizes and types to meet different needs. New developments are built at densities that make the best use of land in the urban area - but respect the context of Woking's leafy character. A significant proportion of new homes, for sale or rent, are priced to suit young families and those on lower incomes.

Option 1: Given the rate of completions 2001-2005, the rate of development from 2005-2016 will be lower – at around 200 dwellings p.a. This will be achieved by limiting density of new development to around PPG3 figures (30-50 dph) in most of the Borough, with higher densities, but still modest (say 100 dph) around the town centre. Affordable housing is delivered at the maximum proportion achievable, but at these rates will fall well short of housing need.

Option 2: The rate of completions 2001-2005 is continued – around 280 dwellings p.a. This will be achieved by promoting further higher density development in and around the (enlarged) town centre. Some higher densities would be permitted elsewhere linked to good existing public transport, or improvements. Affordable housing is delivered at the maximum proportion achievable, which, together with proactive use of borrowing powers and other actions will contribute significantly towards housing need. However, the focus on higher density development around the town centre means a lot of new housing is in the form of apartments, meaning either that family housing is sought as apartments, or that acquisition of street properties in lieu becomes the norm.

Option 3 The rate of completions 2001-2005 on brownfield sites is continued – around 280 dwellings p.a. This will be achieved by promoting further higher density development in and around the (enlarged) the town centre. Some higher densities would be permitted elsewhere, particularly West Byfleet, linked to good existing public transport, or improvements. Affordable housing is delivered at the maximum proportion achievable, In order to meet the demand for family housing, one of the green field reserve sites is released for family housing to be built. This increases the annual rate of development to 345 p.a. These measures, together with proactive use of borrowing powers and other actions will get close to meeting housing need, but still fall slightly short.

Option 4: The rate of completions 2001-2005 on brownfield sites is continued – around 280 dwellings p.a. This will be achieved by promoting further higher density development in and around the (enlarged) the town centre. Some higher densities would be permitted elsewhere, particularly West Byfleet, linked to good existing public transport, or improvements. Affordable housing is delivered at the maximum proportion achievable. In order to meet the demand for family housing, both the green field reserve sites are released for family housing (mainly affordable) to be built. This increases the annual rate of development to 370 p.a. These measures, together with proactive use of borrowing powers and other actions should meet currently identified local housing need.

SA Framework Objective	Option 1		Option 2		Option 3		Option 4	
		Comment		Comment		Comment		Comment
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	X	Falls short of meeting current identified housing need. Affordable units likely to be apartment style in town centre location. Lack of affordable family units.	X	Falls short of meeting current identified housing need. Affordable units likely to be apartment style in town centre location. Lack of affordable family units.	X	Falls slightly short of meeting current identified housing need.	ü	Will meet identified housing need.
2. Improve the health and well-being of the population and reduce inequalities in health	?	There is potential to address Woking's problem of unfit homes which is not mentioned in any of the options.	?	See option 1	?	See option 1	?	See option 1
3. To reduce the risk of flooding and the resulting detriment of public well-being, the	~	Baseline situation unlikely to change	~	Baseline situation unlikely to change.	?/M	Increase of impermeable surfaces at Moor Lane site may increase flood risk.	?/M	Increase of impermeable surfaces at Brookwood Farm site may increase flood risk.

economy and the environment.								
4. Create and maintain safer and more secure communities	ü	Potential for new development to contribute to a safer and more secure environment – primarily a design issue.	ü	Potential for new development to contribute to a safer and more secure environment – primarily a design issue.	ü	Potential for new development to contribute to a safer and more secure environment – primarily a design issue.	ü	Potential for new development to contribute to a safer and more secure environment – primarily a design issue.
5. Encourage opportunities for decision making and information for all	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
6. Create and sustain vibrant communities	X	Likely that only a few local people and keyworkers will have the opportunity to access an affordable home.	ü	Increased opportunities for local people and keyworkers to access affordable homes	ü	Increased opportunities for local people and keyworkers to access affordable homes.	üü	Significantly increased opportunities for local people and keyworkers to access affordable homes.
7. Make the best use of previously developed land and existing buildings.	X	By not meeting housing need, the best use of land is not necessarily being made.	ü	Previously developed land being utilised to meet housing need to a greater extent than in option 1.	ü	Previously developed land being utilised to meet housing need to a greater extent than in option 1. Meeting housing	ü	Previously developed land being utilised to meet housing need to a greater extent than in option 1. Meeting housing

						need a justification for release of some greenfield land?		need a justification for release of some greenfield land?
8. Ensure that air quality continues to improve.	~	Air pollution levels unlikely to improve with a reduced rate of development, but it is not anticipated that they will become worse.	X/M	A greater level of development implies a negative impact in terms of air pollution	X/M M	A greater level of development implies a negative impact in terms of air pollution	X/M M	A greater level of development implies a negative impact in terms of air pollution.
9. Conserve and enhance biodiversity.	X/ M	Despite a relatively modest level of increase in development and hence population, there will still be pressure on biodiversity. Note SPA mitigation measures along with recommendation that where appropriate provision should be made to incorporate habitats etc on site.	X/M M	Development brings pressure on biodiversity. Note SPA mitigation measures along with recommendation that where appropriate provision should be made to incorporate habitats etc on site.	X/M M	Potential loss of habitats etc at Moor Lane necessary to mitigate and compensate. Note SPA mitigation measures.	X/M M	Potential loss of habitats etc at Brookwood Farm. Necessary to mitigate and compensate. Note SPA mitigation measures.
10. Protect, enhance, and where	~	No significant impact	~	No significant impact	~	No significant impact	~	No significant impact

appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets and landscapes of Woking.								
11. Maintain agricultural soil quality and reduce the number of sites that are contaminated	~/ü/M	Not likely to impact upon agricultural soil quality. Potential for sites to be remediated.	~/ü/M	Not likely to impact upon agricultural soil quality. Potential for sites to be remediated.	~/ü/M	Not likely to impact upon agricultural soil quality. Potential for sites to be remediated.	~/ü/M	Not likely to impact upon agricultural soil quality. Potential for sites to be remediated.
12. Reduce the causes of climate change and prepare for its impacts	X/M	Development has negative impact for climate change. Recommend climate neutral developments. The greater the level of development the greater the impact on climate change.	X/M	See Option 1	X/M	See Option 1	X/M	See Option 1
13. Reduce the impact of	X/M	Potential to impact positively by	X/M	See Option 1	X/M	See Option 1	X/M	See Option 1

consumption of resources by using sustainably produced and local products.		ensuring recycling of building materials etc, which could be covered by Core Strategy Objective 6.						
14. Reduce waste generation and disposal and achieve management of waste.	X/M	Potential to impact positively by ensuring recycling of building materials etc, which could be covered by Core Strategy Objective 6.	X/M M	See Option 1	X/M M	See Option 1	X/M M	See Option 1
15. Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~/X /M	No impact on water quality. Impact on resources management should be ensured through rainwater harvesting within developments, which could be covered in Core Strategy Objective 6.	~/X/ MM	See option 1	~/X/ MM	See option 1	~/X/ MM	See option 1
16. Increase energy efficiency and the proportion	X/M	Again, mitigation possible through Core Strategy Objective 6.	X/M M	Again, mitigation possible through Core Strategy Objective 6.	X/M M	Again, mitigation possible through Core Strategy Objective 6.	X/M M	Again, mitigation possible through Core Strategy Objective 6.

of energy generated from sustainable renewable sources in order to sure energy resources management.								
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.	~	No impact	~	No impact	~	No impact	~	No impact
18. Provide a range of commercial development opportunities	ü	New housing development may enhance local economies.	ü	New housing development may enhance local economies.	ü	New housing development may enhance local economies – particularly West	ü	New housing development may enhance local economies.

to meet the needs of the economy and in particular, support and enhance the economies of town and local centres.						Byfleet.		
19. Minimise the adverse impact of emissions arising from the use of transport.	~	No impact	~	No impact	~	No impact	~	No impact
20. Improve public transport facilities and their use and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport.	~/ü	More housing may make public transport improvements more viable.	~/ü	More housing may make public transport improvements more viable.	~/ü	More housing may make public transport improvements more viable.	~/ü	More housing may make public transport improvements more viable.

Table A1: Options for Achieving Core Strategy Objective 4: *A green Borough where the countryside is never far away.* Open Green Belt land is not built on unless there is no other way to deliver key priorities. Green space and wooded areas are a feature of all parts of the Borough. Large areas of open space are rich in wildlife and accessible to the public.

Option 1: No green field sites would be developed. The green Borough would remain unchanged.

Option 2: No green field sites would be developed. The green Borough would remain unchanged. Some additional public open space may be provided through s. 106 contributions to meet population increases.

Option 3 A green field reserve site would be developed. This would be justified as the only way to deliver a key priority. Additional public open space would be provided as part of this development. Some additional open space provided by s. 106 contributions to meet population increases.

Option 4: As option 3 but with the release of the Brookwood Farm reserve site as well.

SA Framework Objective	Option 1		Option 2		Option 3		Option 4	
		Comment		Comment		Comment		Comment
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	?	Dependant on results of Housing Potential Study. Ability to meet need for affordable family units?	ü/?	Dependant on results of Housing Potential Study. Would require higher densities which may imply smaller dwelling sizes. Ability to meet need for affordable family units?	ü	Housing need will be met.	üü	Housing need will be met.
2. Improve the health and well-being of the population	~	Unlikely to improve health and well-being but will not have adverse effects.	ü	Provision of additional open space for recreation.	ü/M	Loss of Green Belt land compensated for by provision of additional and accessible open	ü/	Loss of Green Belt land compensated for by provision of additional and accessible open

and reduce inequalities in health						space for recreation.		space for recreation.
3. To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment.	~		?/M	Additional PoS <i>could</i> act as a form of drainage.	X/M	Additional PoS could act as a form of drainage. Potential that there may be flooding problems at the reserve sites with an increase in impermeable surfaces. The need for SUDS is highlighted.	X/M	Additional PoS could act as a form of drainage. Potential that there may be flooding problems at the reserve sites with an increase in impermeable surfaces. The need for SUDS is highlighted.
4. Create and maintain safer and more secure communities	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
5. Encourage opportunities for decision making and information for all	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
6. Create and sustain vibrant communities	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
7. Make the	ü	Would mean 99%	ü	Would mean 94-		Despite building on		Despite building on

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best use of previously developed land and existing buildings.		development on brownfield sites.		99% development on brownfield sites.		Greenfield sites, figures show that would still achieve between 87-91% on brownfield, however, this is less desirable than Options 1 and 2.		Greenfield sites, figures show that would still achieve between 83-87% on brownfield, however, this is less desirable than Options 1 and 2.
8. Ensure that air quality continues to improve.	~	Not applicable	~	Not applicable	?/M	Potential spread of pollution away from existing urban areas. More information required regarding effects of this.	?/M	Potential spread of pollution away from existing urban areas. More information required regarding effects of this.
9. Conserve and enhance biodiversity.	~/M	Baseline situation likely to remain unchanged. Note SPA mitigation measures.	X/M M	Potential for loss of some habitats. Greater amount of development provides more opportunity for negotiating s. 106 contributions for enhancements both on and off-site. Note dependant on SPA mitigation measures.	X/M M	Loss of Greenfield sites will equal a loss of habitats. Greater amount of development provides more opportunity for negotiating s. 106 contributions for enhancements both on and off-site. Note dependant on SPA mitigation measures.	X/M M	Loss of Greenfield sites will equal a loss of habitats. Greater amount of development provides more opportunity for negotiating s. 106 contributions for enhancements both on and off-site. Note dependant on SPA mitigation measures.
10. Protect, enhance, and where appropriate	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable

make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Woking.								
11. Maintain agricultural soil quality and reduce the number of sites that are contaminated.	~/ ü/ M	No impact on agricultural soil quality. Number of urban sites made fit for purpose through remediation will continue as present.	~/ü/ M	Unlikely to impact on agricultural soil quality. Number of urban sites made fit for purpose through remediation will continue as present.	?/M	Will development of Moor Lane effect any agricultural land? Will the site need decontamination?	?/M	Will development of Moor Lane and Brookwood Farm effect any agricultural land? Will the sites need decontamination?
12. Reduce the causes of climate change and prepare for its impacts	~	No specific impacts relating to the development of brownfield/ greenfield land.	~	No specific impacts relating to the development of brownfield/ greenfield land.	~	No specific impacts relating to the development of brownfield/ greenfield land.	~	No specific impacts relating to the development of brownfield/ greenfield land.
13. Reduce the impact of consumption of resources by using sustainably produced and local products.	~	No specific impacts relating to the development of brownfield/ greenfield land.	~	No specific impacts relating to the development of brownfield/ greenfield land.	~	No specific impacts relating to the development of brownfield/ greenfield land.	~	No specific impacts relating to the development of brownfield/ greenfield land.

14. Reduce waste generation and disposal and achieve management of waste.	~	No specific impacts relating to the development of brownfield/ greenfield land.	~	No specific impacts relating to the development of brownfield/ greenfield land.	~	No specific impacts relating to the development of brownfield/ greenfield land.	~	No specific impacts relating to the development of brownfield/ greenfield land.
15. Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~	No specific impacts relating to the development of brownfield/ greenfield land.	~	No specific impacts relating to the development of brownfield/ greenfield land.	~	Need to ensure infrastructure in place in the reserve site.	~	Need to ensure infrastructure in place in the reserve sites.
16. Increase energy efficiency and the proportion of energy generated from sustainable renewable sources in order to secure energy resources	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable

management.								
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.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
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.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable

<p>19. Minimise the adverse impact of emissions arising from the use of transport.</p>	<p>~</p>	<p>Not applicable</p>	<p>~</p>	<p>Not applicable</p>	<p>X/M</p>	<p>Reserve sites in less sustainable locations in terms of public transport etc. and hence reliance on trips by private car.</p>	<p>X/M</p>	<p>Reserve sites in less sustainable locations in terms of public transport etc. and hence reliance on trips by private car.</p>
<p>20. Improve public transport facilities and their use and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport.</p>	<p>~</p>	<p>Not applicable</p>	<p>~</p>	<p>Not applicable</p>	<p>~</p>	<p>Not applicable</p>	<p>~</p>	<p>Not applicable</p>

Table A1: Options for Achieving Core Strategy Objective 5: A busy, buoyant economy with good quality offices, business parks and industrial areas, which meet the needs of modern business. These are mainly in major business and industrial areas, Woking town centre and local centres.

Option 1: New employment development is limited to largely like for like replacement of existing – particularly on all the main industrial estates / business parks where public transport is poor. This will renew the economic fabric, but not allow the economy to grow very fast. Any growth will be offset by redevelopment of secondary employment sites for housing. This will limit impact on peak hour congestion.

Option 2: New employment development is encouraged at high densities in the town centre, but with very little on site parking. On the main industrial estates / business parks only modest intensification is permitted linked to travel plans and public transport improvements. Some secondary employment sites are redeveloped for housing. Overall, employment growth continues as in recent years. This is not sufficient to accommodate the forecast increase in jobs in the local area.

Option 3: New employment development is encouraged at high densities in the town centre, and in West Byfleet, but with very little on site parking. On the main industrial estates / business parks significant intensification is permitted linked to travel plans and public transport improvements. Some secondary employment sites are redeveloped for housing. Overall, employment growth continues at or above recent years. Sufficient business premises are available to accommodate forecast growth in jobs to 2016.

Option 4: As option 3.

SA Framework Objective	Option 1		Option 2		Option 3		Option 4	
		Comment		Comment		Comment		Comment
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	ü	Potential for contributions to affordable housing through Structure Plan policy	ü	Potential for contributions to affordable housing through Structure Plan policy	ü	Potential for contributions to affordable housing through Structure Plan policy	ü	Potential for contributions to affordable housing through Structure Plan policy

2. Improve the health and well-being of the population and reduce inequalities in health	ü	Potential for increased employment opportunities and an increased standard of living for the population	ü	See option 1	ü	See option 1	ü	See option 1
3. To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment.	~	No significant impact, but dependant on location.	~	See option 1	~	See option 1	ü	See option 1
4. Create and maintain safer and more secure communities	ü	Potential for highway improvements	ü	See option 1	ü	See option 1	ü	See option 1
5. Encourage opportunities for decision making and information for all	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable

6. Create and sustain vibrant communities	ü	Potential to provide opportunities for people to interact.	ü	See option 1	ü	See option 1	~	Not applicable
7. Make the best use of previously developed land and existing buildings.	?		?		?		?	
8. Ensure that air quality continues to improve.	ü	Peak hour congestion limited.	ü/X/M	Ensure that peak hour congestion limited through public transport improvements and company travel plans. Potential that certain industries may cause air pollution.	ü/X/M	Ensure that peak hour congestion limited through public transport improvements and company travel plans. Potential that certain industries may cause air pollution.	ü/X/M	Ensure that peak hour congestion limited through public transport improvements and company travel plans. Potential that certain industries may cause air pollution.
9. Conserve and enhance biodiversity.	~	No significant impact	~/M	No significant impact, with the caveat that it is dependant on the site (for example, if it is decided that the town centre is extended on to Brookhouse Common there may be an issue).	~/M	No significant impact, with the caveat that it is dependant on the site.	~/M	No significant impact, with the caveat that it is dependant on the site.

10. Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Woking.	~	No significant impact	~	No significant impact	~	No significant impact	~	No significant impact
11. Maintain agricultural soil quality and reduce the number of sites that are contaminated.	~	No significant impact	ü	Potential to reduce number of contaminated sites through redevelopment	ü	Potential to reduce number of contaminated sites through redevelopment	ü	Potential to reduce number of contaminated sites through redevelopment
12. Reduce the causes of climate change and prepare for its impacts	X/M	Note importance of sustainable construction measures and emissions from procedures in certain industries	X/M	See option 1	X/M	See option 1	X/M	See option 1
13. Reduce the impact of consumption of resources	~/M	No significant impact, but note that in redevelopment and new builds	~/M	No significant impact, but note that in redevelopment and new builds	~/M	No significant impact, but note that in redevelopment and new builds	~/M	No significant impact, but note that in redevelopment and new builds

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by using sustainably produced and local products.		reclaimed materials could be used where possible.		reclaimed materials could be used where possible.		reclaimed materials could be used where possible.		reclaimed materials could be used where possible.
14. Reduce waste generation and disposal and achieve management of waste.	X/M	Development generates waste. As 13, above, recommend use of reclaimed materials.	X/M	Development generates waste. As 13, above, recommend use of reclaimed materials.	X/M	Development generates waste. As 13, above, recommend use of reclaimed materials.	X/M	Development generates waste. As 13, above, recommend use of reclaimed materials.
15. Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	?/M	Dependant on industrial processes. Consider introduction of SUDS and water harvesting policies.	?/M	See option 1	?/M	See option 1	?/M	See option 1
16. Increase energy efficiency and the proportion of energy generated from sustainable	?	Replacement of existing stock with new brings opportunities for making buildings more energy efficient. Otherwise, no significant	X/M	More commercial development will generate an increased use of energy. Although, again, replacement of existing stock with new brings	X/M M	More commercial development will generate an increased use of energy. Although, again, replacement of existing stock with new brings	X/M M	More commercial development will generate an increased use of energy. Although, again, replacement of existing stock with new brings

renewable sources in order to sure energy resources management.		change from baseline levels expected.		opportunities for making buildings more energy efficient		opportunities for making buildings more energy efficient		opportunities for making buildings more energy efficient
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.	X	With anticipated increase in resident workforce, possible that there will not be enough jobs in the local area. Economy will have little room to grow.	X/ü	See option 1, despite modest increase in floorspace, this option will not accommodate forecasted employment growth. Some growth of the economy expected.	ü	Forecasted employment growth will be accommodated and the economy will grow.	ü	Forecasted employment growth will be accommodated and the economy will grow.
18. Provide a range of commercial development opportunities to meet the needs of the economy and in particular,	~	The range of premises will remain more or less unchanged from the baseline situation.	X/ü	The range of commercial units will increase, particularly in existing industrial sites and the town centre, despite redevelopment of some sites for	üü	Overall need will be met.	üü	Overall need will be met.

support and enhance the economies of town and local centres.				housing. However, this may not be sufficient to meet forecasted need.				
19. Minimise the adverse impact of emissions arising from the use of transport.	~/ ü	Baseline situation unlikely to change, although peak hour congestion is expected to stabilize.	?/M	Dependant on the success of company travel plans and use of public transport	?/M M	Dependant on the success of company travel plans and use of public transport	?/M M	Dependant on the success of company travel plans and use of public transport
20. Improve public transport facilities and their use and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport.	~/ ü	Unlikely to impact upon delivery of new/ improved public transport facilities. Anticipated peak hour congestion will be limited.	?/M	Dependant on the success of company travel plans and use of public transport. Restrictive parking standards will assist in delivery of this objective.	ü/?/ M	Increased use of public transport facilities may make improvements more viable. Again, restrictive parking standards will assist in delivery of this objective.	ü/?/ M	Increased use of public transport facilities may make improvements more viable. Again, restrictive parking standards will assist in delivery of this objective.

Table A1: Options for Achieving Core Strategy Objective 6: *A Borough which leads the way on high quality sustainable development and addresses climate change.* Key environmental resources are maintained and enhanced. Much more use is made of renewable energy. New buildings are energy and water efficient. Waste is dealt with in a sustainable, environmentally way.

All: Policies will be included to secure best practice.

SA Framework Objective	All Options	
		Comment
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	ü	Provision of housing with lower running costs.
2. Improve the health and well-being of the population and reduce inequalities in health	ü	Affordable heating and cooling
3. To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment.	üü	Development which addresses increased risk of high levels of rainfall and storm frequencies through SUDS.
4. Create and maintain safer and more secure communities	~	No significant impact
5. Encourage opportunities for decision making and information for all	~	Not applicable
6. Create and sustain vibrant communities	~	No significant impact
7. Make the best use of previously developed land and existing buildings.	?	More consideration required. Existing buildings vary in the extent in which they are suitable for retro-fitting. Often more sustainable

		to completely redevelop.
8. Ensure that air quality continues to improve.	ü	Increased use of CHP and renewable energy will reduce total CO2 emissions as well as levels of NOX, SOX and Ozone.
9. Conserve and enhance biodiversity.	ü	Opportunities to incorporate new habitats within developments, storm water balanced areas, etc.
10. Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments, cultural assets and landscapes of Woking.	~	No significant impact
11. Maintain agricultural soil quality and reduce the number of sites that are contaminated.	~	No significant impact
12. Reduce the causes of climate change and prepare for its impacts	üü	
13. Reduce the impact of consumption of resources by using sustainably produced and local products.	üü	
14. Reduce waste generation and disposal and achieve management of waste.	üü	
15. Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	üü	
16. Increase energy efficiency and the proportion of energy generated from sustainable renewable sources in order to ensure energy resources management.	üü	
17. Maintain high and stable levels of employment	~	Not applicable

and productivity, encourage high quality low impact development and improve levels of skills, training and education for all.		
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.	~	Not applicable
19. Minimise the adverse impact of emissions arising from the use of transport.	ü	Potential for live/work units, electric vehicle power points in new developments, etc.
20. Improve public transport facilities and their use and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport.	ü	Relate development to public transport accessibility

Table A1: Options for Achieving Core Strategy Objective 7: *Buildings and public spaces of which we can be proud.* Attractive buildings, in a range of styles, with public spaces where people feel safe and want to spend time.

Option 1: Opportunities to deliver a high quality environment through major redevelopment would be limited.

Option 2: Major improvements to the environment of streets and spaces in the town centre is achieved through major redevelopment.

Option 3: Major improvements to the environment of streets and spaces in the town centre and West Byfleet centre is achieved through major redevelopment.

Option 4: As Option 3.

SA Framework Objective	Option 1		Option 2		Option 3		Option 4	
		Comment		Comment		Comment		Comment
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	~	No impact	~	No impact	~	No impact	~	No impact
2. Improve the health and well-being of the population and reduce inequalities in	~	No impact	ü	Potential to improve highway safety and for pedestrianisation.	üü	Potential to improve highway safety and for pedestrianisation.	üü	Potential to improve highway safety and for pedestrianisation.

health								
3. To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment.	~	No impact	~	No impact	~	No impact	~	No impact
4. Create and maintain safer and more secure communities	~	No significant impact	ü	Potential for locals and visitors to feel safer and more secure in an improved town centre	üü	Potential for locals and visitors to feel safer and more secure in an improved town centre and West Byfleet.	üü	Potential for locals and visitors to feel safer and more secure in an improved town centre and West Byfleet.
5. Encourage opportunities for decision making and information for all	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
6. Create and sustain vibrant communities	~	No significant impact	ü	Potential for a higher quality town centre environment to encourage people to interact.	üü	Potential for a higher quality environment in the town centre and West Byfleet to encourage people to interact.	üü	Potential for a higher quality environment in the town centre and West Byfleet to encourage people to interact.

7. Make the best use of previously developed land and existing buildings.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
8. Ensure that air quality continues to improve.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
9. Conserve and enhance biodiversity.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
10. Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets and landscapes of Woking.	~	No significant impact	ü	Will enhance urban landscape, including public art, etc.	üü	Will enhance urban landscape, including public art, etc.	üü	Will enhance urban landscape, including public art, etc.
11. Maintain agricultural soil quality and reduce	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable

the number of sites that are contaminated .								
12. Reduce the causes of climate change and prepare for its impacts	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
13. Reduce the impact of consumption of resources by using sustainably produced and local products.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
14. Reduce waste generation and disposal and achieve management of waste.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
15. Maintain and improve the water quality of the region's rivers and groundwater,	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable

and to achieve sustainable water resources management.								
16. Increase energy efficiency and the proportion of energy generated from sustainable renewable sources in order to ensure energy resources management.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
17. Maintain high and stable levels of employment and productivity, encourage high quality low impact development and improve levels of	~	No significant impact	~/ü	Potential that improved environment will attract business to the town centre	~/ü	Potential that improved environment will attract business to the town centre and West Byfleet.	~/ü	Potential that improved environment will attract business to the town centre and West Byfleet.

skills, training and education for all.								
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.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
19. Minimise the adverse impact of emissions arising from the use of transport.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
20. Improve public transport facilities and their use and	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable

reduce congestion by providing jobs and services close to where people live or where they can access them by public transport.								
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Table A1: Options for Achieving Core Strategy Objective 8: *Provision of key services keeps pace as the Borough's population grows.* This includes schools, healthcare, drainage and flood alleviation, leisure and community centres.

Option 1: “Key services” are unlikely to need to grow much if at all to meet this level of development.

Option 2: “Key services” are still not likely to need to grow much to meet this level of development.

Option 3: “Key services” are still not likely to need to grow much to meet this level of development. Some very local needs may have to be met.

Option 4: As Option 3.

SA Framework Objective	Option 1		Option 2		Option 3		Option 4	
		Comment		Comment		Comment		Comment
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
2. Improve the health and well-being of the population and reduce inequalities in health	~	No significant impact	~	No significant impact	~	No significant impact	~	No significant impact

3. To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment.	~	No significant impact	~	No significant impact	~	No significant impact	~	No significant impact
4. Create and maintain safer and more secure communities	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
5. Encourage opportunities for decision making and information for all	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
6. Create and sustain vibrant communities	~	No significant impact	~	No significant impact	~	No significant impact	~	No significant impact
7. Make the best use of previously developed land and	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable

existing buildings.								
8. Ensure that air quality continues to improve.	~	No significant impact	~	No significant impact	~	No significant impact	~	No significant impact
9. Conserve and enhance biodiversity.	~	No significant impact	~	No significant impact	~	No significant impact	~	No significant impact
10. Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments, cultural assets and landscapes of Woking.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
11. Maintain agricultural soil quality and reduce the number of sites that are contaminated.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
12. Reduce								

the causes of climate change and prepare for its impacts								
13. Reduce the impact of consumption of resources by using sustainably produced and local products.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
14. Reduce waste generation and disposal and achieve management of waste.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
15. Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources								

management.								
16. Increase energy efficiency and the proportion of energy generated from sustainable renewable sources in order to secure energy resources management.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
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.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable

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.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
19. Minimise the adverse impact of emissions arising from the use of transport.	~	Not applicable	~	Not applicable	~/M	Need to provide local services locally to reduce the need to travel by private car	~/M	Need to provide local services locally to reduce the need to travel by private car
20. Improve public transport facilities and their use and reduce congestion by providing jobs and services close to	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable

where people live or where they can access them by public transport.								
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Table A1: Options for Achieving Core Strategy Objective 9: A *transport system* that enables people to get to jobs, services and other places they wish to visit safely, in a reasonable and consistent journey time. Walking and cycling to the town and local centres, schools and other facilities are safe and convenient. Most people who live further away from the town centre can get to it by good frequent public transport. Onward journeys to major destinations can be made by train. Using a car is a choice not a necessity.

Option 1: Given existing levels of peak hour congestion, and the lack of viable alternatives for many journeys, this assumes that a rate of development at the baseline level is best. Any transport improvements over the plan period which provide a better choice of modes may then stabilise or even reduce peak hour congestion.

Option 2: This option assumes that significant numbers of peak hour journeys can be switched to non-car modes over the next ten years. This will be achieved by a high level of investment in public transport walking and cycling, including park and ride, and travel plans for schools and major employers, and possibly park and ride. It will be backed up with very restrictive parking standards for new development. This switch means that higher than baseline levels of development can be accommodated without worsening peak hour congestion.

Option 3: This option assumes that significant numbers of peak hour journeys can be switched to non-car modes over the next ten years – for journeys to both Woking Town centre and West Byfleet. This will be achieved by a high level of investment in public transport walking and cycling, and travel plans for schools and major employers, and possibly park and ride. It will be backed up with very restrictive parking standards for new development. This means that higher than baseline levels of development can be achieved without worsening peak hour congestion.

Option 4: As Option 3.

SA Framework Objective	Option 1		Option 2		Option 3		Option 4	
		Comment		Comment		Comment		Comment
1. Provision of sufficient housing which meets the needs of the community and which is	~	Potential that areas that are less well serviced by public transport and have problems with congestion could be seen as less attractive for	~	No significant impact. Could restrictive parking standards be an issue for developers?	~	No impact	~	No impact

at an affordable price		development.						
2. Improve the health and well-being of the population and reduce inequalities in health	X	Increased congestion and consequences for road safety and air pollution linked to health. Less potential to improve cycleways and safe walking environments.	ü	Increased potential to improve access to community and leisure facilities. Improvements to walking and cycling facilities.	üü	Increased potential to improve access to community and leisure facilities, not just to and from the town centre. Improvements to walking and cycling facilities.	ü/?	No mention is currently made about provision of cycleways etc which will serve the new developments in reserve sites. The assumption is made that investment would also be directed to the reserve sites, but the wording of the Option 4 could benefit from clarification.
3. To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
4. Create and maintain	~	This option would not necessarily	ü	Increased investment in	üü	Increased investment in	üü	Increased investment in

safer and more secure communities		have a negative impact on this SA objective, however, it limits the opportunity for potential improvements.		transport infrastructure in the town centre presents opportunities for improving safer and more secure communities and reducing fear of crime, by for example, providing well lit bus stops and CCTV.		transport infrastructure across the borough presents opportunities for improving safer and more secure communities and reducing fear of crime, by for example, providing well lit bus stops and CCTV.		transport infrastructure across the borough presents opportunities for improving safer and more secure communities and reducing fear of crime, by for example, providing well lit bus stops and CCTV. The assumption is made that investment would also be directed to the reserve sites.
5. Encourage opportunities for decision making and information for all	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
6. Create and sustain vibrant communities	~/ ü	Unlikely that limited investment in transport will worsen the ability of people to access 'opportunities', however, the situation is unlikely to improve	ü	Increasing access to the town centre will provide opportunities for people to access facilities.	üü	Opportunities for people to access facilities across the borough likely to improve.	üü	Opportunities for people to access facilities across the borough likely to improve. Again, the assumption is made that investment would also be directed to the

		significantly.						reserve sites.
7. Make the best use of previously developed land and existing buildings.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
8. Ensure that air quality continues to improve.	ü	Assumption that congestion will not worsen and may improve with a positive impact on related air quality issues.	~/M	Assumption in Option that congestion will not worsen, however, does not seek to improve.	~/M	Assumption in Option that congestion will not worsen, however, does not seek to improve.	~/M	Assumption in Option that congestion will not worsen, however, does not seek to improve.
9. Conserve and enhance biodiversity.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
10. Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets and landscapes of Woking.	~	No significant impact	ü	Improvements in transport infrastructure could increase accessibility to cultural assets, etc. in the town centre.	üü	Improvements in transport infrastructure could increase accessibility to cultural assets, etc. across the borough.	?/M	Improvements in transport infrastructure could increase accessibility to cultural assets, etc. in the town centre. Again, the assumption is made that investment would also be directed to the reserve sites.

11. Maintain agricultural soil quality and reduce the number of sites that are contaminated .	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
12. Reduce the causes of climate change and prepare for its impacts	ü	Potential to stabilize or even decrease congestion and hence emissions of fossil fuels.	X/M	No commitment within this option to reduce existing levels of vehicle emissions.	X/M	No commitment within this option to reduce existing levels of vehicle emissions.	X/M	No commitment within this option to reduce existing levels of vehicle emissions.
13. Reduce the impact of consumption of resources by using sustainably produced and local products.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
14. Reduce waste generation and disposal and achieve management of waste.	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable
15. Maintain and improve the water	~	Not applicable	~	Not applicable	~	Not applicable	~	Not applicable

quality of the region's rivers and groundwater, and to achieve sustainable water resources management.								
16. Increase energy efficiency and the proportion of energy generated from sustainable renewable sources in order to ensure energy resources management.	~/M	Option does not advocate increasing energy efficiency above current levels. Investment in public transport could include measures to use sustainable energy sources for transport.	~/M	Option does not advocate increasing energy efficiency above current levels. Investment in public transport could include measures to use sustainable energy sources for transport.	~/M	Option does not advocate increasing energy efficiency above current levels. Investment in public transport could include measures to use sustainable energy sources for transport.	~/M	Option does not advocate increasing energy efficiency above current levels. Investment in public transport could include measures to use sustainable energy sources for transport.
17. Maintain high and stable levels of employment and productivity, encourage high quality	ü	Investment in transport is likely to enhance the town centres attractiveness as a centre of productivity and employment.	ü	Investment in transport is likely to enhance the town centres attractiveness as a centre of productivity and employment.	ü	Possible that investment in transport could enhance the attractiveness of the town centre, West Byfleet and other key areas in the borough as centres	ü	Possible that investment in transport could enhance the attractiveness of the town centre, West Byfleet and other key areas in the borough as centres

low impact development and improve levels of skills, training and education for all.						of employment and productivity.		of employment and productivity. Again, the assumption is made that investment would also be directed to the reserve sites.
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.	ü	Increased access will support the local economy.	ü	Increased access will support the economy of the town centre	ü	Increased access will support the economy of the town centre and other key centres.	ü	Increased access will support the economy of the town centre and other key centres. Again, the assumption is made that investment would also be directed to the reserve sites.
19. Minimise the adverse impact of emissions arising from the use of transport.	ü	Potential to stabilize or even decrease emissions of fossil fuels.	X/M	No commitment within this option to reduce existing levels of vehicle emissions.	X/M M	No commitment within this option to reduce existing levels of vehicle emissions.	X/M M	No commitment within this option to reduce existing levels of vehicle emissions.
20. Improve	ü	Will improve public	ü	Will improve public	ü	Will improve public	ü	Will improve public

<p>public transport facilities and their use and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport.</p>		<p>transport facilities and potentially decrease congestion.</p>		<p>transport facilities in town centre. No commitment to reduce congestion.</p>		<p>transport facilities across borough. No commitment to reduce congestion.</p>		<p>transport facilities across borough. No commitment to reduce congestion.</p>
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