

SURREY HEATH LOCAL DEVELOPMENT FRAMEWORK



**Housing Needs Development Plan  
Document: Sustainability  
Appraisal / Strategic  
Environmental Assessment**

**Scoping Report**

January 2006

*'leading for tomorrow'*

File:  
D/BE/LDF 4  
January 2006



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## Foreword

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Sustainability Appraisals (SA) are now an integral part of producing planning documents. The purpose of SA is to promote sustainable development through better integration of sustainability considerations into the preparation of planning documents.

The Sustainability Appraisal (SA) Scoping Report for the Housing Needs Development Plan Document (DPD) is the first stage in the SA process of producing the DPD. The Report sets the context of the DPD by:

- Identifying other plans, policies and programmes that may influence the content of the DPD.
- Gathering relevant baseline information to inform the DPD.
- Identifying issues and problems that need to be addressed when producing the DPD.
- Developing a framework for appraising the DPD to identify the key sustainability effects.

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# 1. Introduction

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## Sustainable Development

- 1.1. There are many definitions of sustainable development however the most common and widely accepted is that adopted by the World Commission on Environment and Development in 1987:  
*“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”*
- 1.2. The UK Strategy ‘A Better Quality of Life: A Strategy for Sustainable Development in the UK’ (DETR, 1999) set out four key objectives for sustainable development:
  - Social Progress which recognises the needs of everyone
  - Effective protection of the environment
  - Prudent use of natural resources
  - Maintenance of high and stable levels of economic growth and employment
- 1.3. Sustainable development seeks to balance environmental, social and economic considerations.

## Sustainability Appraisal and Strategic Environmental Assessment

- 1.4. There is now an international commitment to achieving sustainable development. One of the means by which sustainable development can be achieved is through the land use planning process and particularly through the production of Local Development Frameworks (LDF).
- 1.5. Under the requirements of the European Union Directive 2001/42/EC on the “assessment of the effects of certain plans and programmes on the environment” (Strategic Environmental Assessment Directive (SEA)) specific types of plans that are likely to have significant environmental effects must be subject to environmental assessment.
- 1.6. This requirement has been translated into UK legislation through the Planning and Compulsory Purchase Act 2004. This requires local authorities to undertake a Sustainability Appraisal (SA) for certain LDF documents, including Development Plan Documents (DPD) and Supplementary Planning Documents (SPD).
- 1.7. Sustainability Appraisal incorporates the requirements of the SEA Directive but extends the concept to fully encompass economic and social concerns in addition to environmental issues.
- 1.8. For simplicity, this document will refer to both processes as SA.

### Compliance with the SEA Directive

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

## The SA process

- 1.9. SA ensures that social, environmental and economic concerns are addressed and fully integrated into the production of a document and that a balance of these issues is achieved as far as possible.

- 1.10. By undertaking a SA it is possible to look at a range of plans/policies contained within various documents and examine how they contribute towards sustainable development by looking at their social, environmental and economic effects. By identifying potential issues at an early stage it is then possible to amend the policies/plans to ensure that they are as sustainable as possible.
- 1.11. Government Guidance published in November 2005 advocates a five stage approach to SA:

**Figure 1: Stages of Sustainability Appraisal**

Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope
Stage B	Developing and refining options and assessing effects
Stage C	Preparing the Sustainability Appraisal Report
Stage D	Consulting on the preferred options of the DPD and the SA report
Stage E	Monitoring the significant effects of implementing the DPD

- 1.12. The SA Scoping Report sets out the findings of Stage A which consists of five key tasks:

**Figure 2: Stage A – Key Tasks**

A1	Identify other relevant policies, plans, programmes and sustainability objectives
A2	Collecting baseline information
A3	Identify sustainability issues and problems
A4	Developing the SA framework
A5	Consulting on the scope of the SA

### **SA and the Housing Needs DPD**

- 1.13. The Housing Needs DPD will form part of the Local Development Framework for Surrey Heath and will set out policies for addressing housing need.
- 1.14. The DPD will address issues such as affordable housing, the size of dwellings, housing for the elderly and people with disabilities, housing for key workers such as teachers and nurses, and accommodation for Travelling Showpeople, Gypsies and Travellers.
- 1.15. This SA Scoping Report forms the first stage of SA for the Housing Needs DPD and deals with in turn each of the six tasks identified in Stage A above. This document should be read alongside the “Revised Scoping Report” for the LDF which contains a large amount of generic information applicable to all DPDs and SPDs. This document acts as a supplement and seeks to provide a additional detail to the issues specific to the Housing Needs DPD.

## 2. Stage A1: Identifying other relevant policies, plans, programmes and sustainability objectives

### Introduction

- 2.1. Stage A1 involves establishing the context in which the Housing Needs DPD is being prepared. This requires the identification and review of other relevant policies, plans, programmes and sustainability objectives at various levels which may influence the content of the DPD. This is to ensure that any potential synergies, inconsistencies and constraints are addressed.
- 2.2. Table 1 lists the main documents that have been reviewed. A more detailed analysis has been included in Appendix 1. This list is not exhaustive but it seeks to identify the key documents and messages of direct relevance to the Housing Needs DPD. Other relevant documents are identified in the “Revised Scoping Report” for the LDF.

### Compliance with the SEA Directive

“The relationship [of the plan or programme] with other relevant plans and programmes” (Annex 1 (a))

“The environmental protection objectives established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation (Annex 1 (e)).

**Table 1: Relevant Plans, Policies, Programmes and Sustainability Objectives**

<b>National</b>
DEFRA (2005) <i>Securing the future – UK Government Strategy for Sustainable Development</i>
DETR (1999) <i>A Better Quality of Life, A Strategy for Sustainable Development for the UK</i>
ODPM (2005) <i>Sustainable Communities Plan</i>
ODPM (2005) <i>Sustainable Communities: Homes for All</i>
DETR (2000) <i>Government Rural White Paper- Our Countryside: the Future – A Fair Deal for Rural England</i>
DEFRA (2004) <i>Rural Strategy</i>
Office of the Deputy Prime Minister (ODPM) (2004) <i>Planning Policy Statement 7 (PPS): Sustainable Development in Rural Areas</i>
ODPM (1995) <i>Planning Policy Guidance (PPG) Note 2: Green Belts</i>
ODPM (2000) <i>PPG Note 3: Housing</i>
ODPM (2005) <i>Consultation Paper on new Planning Policy Statement 3 (PPS3): Housing</i>
ODPM (2004) <i>PPS1: Delivering Sustainable Development</i>
<i>Circular 06/98: Planning and Affordable Housing</i>
<i>Circular 01/06: Planning for Gypsy and Traveller Caravan Sites</i>
<i>Circular 22/91: Travelling Showpeople</i>
ODPM (2005) <i>Creating Sustainable Communities Supporting Independence: Consultation on a Strategy for the Supporting People Programme</i>
<b>Regional</b>
Government Office for the South East (GOSE) (2001) <i>Regional Planning Guidance 9: The South East</i>
South East England Regional Assembly (SEERA) (2005) <i>Draft South East Plan: Part 1</i>

South East Regional Housing Board (2005) <i>South East Regional Housing Strategy 2006 onwards</i>
SEERA (2004) <i>Integrated Regional Framework: A Better Quality of Life in the South East</i>
<b>Local</b>
Surrey County Council (SCC) (2004) <i>Surrey Structure Plan</i>
Surrey Heath Borough Council (2000) <i>Local Plan</i>
Surrey Heath Borough Council (2004) <i>Corporate Plan 2004/06</i>
Surrey Heath Borough Council (2005) <i>Community Plan 2004/14</i>
Surrey Heath Borough Council (2002) <i>Housing Strategy 2002/07 and new draft update</i>
Surrey Heath Borough Council (2002) <i>Housing Needs Survey 2002</i>
North West Surrey Primary Care Trust (2005) <i>Draft North West Surrey Extra Care Strategy</i>
Surrey Heath Borough Council (2003) <i>Homelessness Strategy 2003/07</i>

### Key messages from the context review

2.3. The following key messages have been identified from the review of the plans, policies, programmes and sustainability objectives set out in Table 1. These are of direct relevance to the Housing Needs DPD and should provide a background for the development of this document:

- Providing housing opportunities for all.
- Tackling disadvantage and social exclusion.
- Creating sustainable mixed communities in urban and rural areas.
- Provision of affordable homes to meet need whilst taking into account location, size and tenure.
- Setting thresholds and targets for the delivery of affordable housing.
- Reducing the use of bed and breakfast and temporary accommodation.
- Increasing the supply of housing (both market and affordable) and provide for a better mix of dwelling sizes, tenure and types with a range of housing densities.
- Prioritising the provision of affordable housing, particularly social rented housing, to meet local housing needs.
- Recognition that the high cost of housing affects the ability of businesses to attract and retain staff.
- Providing for a range of choices for older people and people with disabilities.
- Recognising the needs of Gypsies, Travellers and Travelling Showpeople.
- Reducing homelessness and those in priority need.

### Question 1

*Are there any other policies, plans, programmes or sustainability objectives that will affect or influence the DPD?*

### 3. Stage A2: Collecting baseline information

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#### Introduction

- 3.1. In order to be able to predict and monitor the effects of the policies contained within the Housing Needs DPD it is necessary to have an understanding of the current position or baseline. This requires the collection of relevant data to underpin the DPD. The collection of baseline data will help to identify sustainability issues and problems and provide a basis for monitoring.
- 3.2. A range of social, economic and environmental information is included in the “Revised Scoping Report” for the LDF. Further detailed information, specific to the Housing Needs DPD is included in Appendix 2. This aims to demonstrate the key issues and problems to be tackled by the DPD. Where baseline data does not exist or is insufficient this is documented and will be identified or replaced and recorded in future SA reports. It will be necessary to revisit the collection of baseline information in both this document and the “Revised Scoping Report” during the SA process as new information and issues emerge.

#### Compliance with the SEA Directive

“Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of areas likely to be significantly affected”.(Annex 1 (b), (c)).

#### Key messages from the baseline review of specific relevance to the Housing Needs DPD

##### Affordable housing

- 3.3. Affordable housing is non-market housing provided to those whose needs are not met by the market. It can include social rented housing or intermediate housing. Social rented housing includes housing owned by local authorities and registered social landlords for which guideline target rents are determined through the national rent regime. Intermediate housing is housing prices or rents above those of social-rent but below market prices or rent and includes shared-ownership and intermediate rent.
- 3.4. The review of baseline data contained in Appendix 2 shows that there is a clear and measurable need for varying types and sizes of affordable accommodation in Surrey Heath.
- 3.5. High house prices, rental costs and the cost of living in Surrey Heath has meant that affordability is a problem, particularly for first time buyers, single persons and those on low household incomes. In addition, the homeless, those in temporary accommodation and those in priority need require suitable long-term affordable accommodation.
- 3.6. At present Surrey Heath has a small affordable housing stock. Most new provision of affordable housing is by Registered Social Landlords (RSL) with some provided through Section 106 agreements in new developments.

##### Size of dwellings

- 3.7. Surrey Heath has many more large dwellings than small and the mix of housing is significantly out of balance with Surrey, the South East and the UK. In addition, there is an increased level of household formation made up principally of smaller households

due to increasing levels of divorce, separation and a low birth rate, a trend which is set to continue into the future.

- 3.8. The effect of having an imbalance in the mix of housing is that the housing needs of certain groups of people go unmet. Those that seek small dwellings in the Borough for reasons of affordability, convenience or simply personal preference are likely to experience far more difficulty in Surrey Heath than elsewhere. The likely result is longer travel patterns for those who work in the Borough but are unable to secure appropriate accommodation within the Borough, and an unbalanced population structure within the community.
- 3.9. Current provision of additional small dwellings is not enough to keep pace with the predicted increase in small households whilst also addressing the historic imbalance.
- 3.10. However, although there is a clear need for small dwellings it must be remembered that not every small household will want or need to live in a small dwelling.

#### Skills shortages

- 3.11. High house prices, rental costs, the cost of living and a lack of small dwellings in Surrey Heath has meant that affordability is a problem. This has made it difficult to attract people to live and take up employment in the area. The likely result being acute skills shortages which could have longer-term implications for the Borough's economy. This is a problem which is recognised throughout the South East.

#### Key workers

- 3.12. 'Key Worker Living' is a Government-led initiative which operates in the South East. It provides assistance in buying or renting a home for those recognised as key workers such as NHS nurses, police officers and teachers. There are 3 types of scheme:
- Homebuy – offers equity loans to help key workers to buy a home on the open market.
  - Shared Ownership – is available on new homes built by Housing Associations as and when they become available. It enables Key Workers to buy at least 25% of the home and pay a reduced rent on the remaining share.
  - Intermediate Renting – available through Housing Associations. Rent is set at a level between that charged by social and private landlords.
- 3.13. Shared ownership and intermediate rented units can be secured through planning permission are. Generally, these types of units have proved to be relatively unpopular possibly due to the Government's narrow definition of a Key Worker.
- 3.14. Thames Valley Housing Association (TVHA) is the Government's zone agent for delivering the Key Worker Living housing scheme in Surrey as part of the South East partnership. Most data is collected at the zone agent level and summarised for the South East. It is considered that TVHA and South East summary data is most appropriate for use to demonstrate the issues in Surrey Heath.
- 3.15. Further information on the supply, demand and take up of Key Worker schemes is being obtained from Thames Valley Housing Association. Baseline data and key issues will be updated as soon as the data becomes available and will be included in future SA reports.

### Housing for those with disabilities

- 3.16. Many types of housing exist for those with disabilities who have precise housing requirements which depend on the type and severity of the individual's disability. Furthermore, there are many different providers of these types of accommodation including housing associations, charities, local authorities and the NHS.
- 3.17. Disabled facility grants are available to contribute towards the cost of providing adaptations or improvements. This enables a disabled person to continue living in their own home and thus reduces the need for additional housing.
- 3.18. However, those people with disabilities who are in need of housing are recorded on the Surrey Heath Borough Council Housing Register. These people are then allocated to appropriate accommodation according to their disability through a housing panel.
- 3.19. Initial discussions with key stakeholders suggest that there is a need for this type of accommodation. One of the key issues is identifying the type of accommodation required for different forms of disability. It is hoped that this data can be obtained through information held on the housing register. In addition, Surrey Heath Borough Council is also considering conducting a survey to try and establish a more accurate picture of current and future need. Baseline data and key issues will be updated as soon as the data becomes available and will be included in future SA reports.

### Housing for the Elderly

- 3.20. There are different types of housing provided for the elderly which provide differing levels of support and care. Increasing emphasis is also now given to providing 'floating support' and providing adaptations to existing homes to enable elderly people to remain in their home for as long as possible.
- 3.21. Those in need of housing are recorded on the Surrey Heath Borough Council Housing register. They are classified as those where at least one person in the household is over the age of 60 and in need of warden assisted accommodation. Those on the register are allocated to appropriate accommodation according to their level of need by a housing panel.
- 3.22. The type of units that can be effectively enabled through planning policies is Sheltered and Extra Care housing. Sheltered Housing Units are designed to enable elderly people to live independently whilst having the security of a Scheme Manager and/or an alarm system which is linked to a 24 hour Care Control Centre. Extra Care falls between sheltered housing and residential care homes.
- 3.23. Not only is there an existing need for this form of accommodation, but, the population of Surrey Heath is ageing and so demand is likely to increase in the future. Furthermore, the growing unpopularity of residential care home is also likely to create a greater demand for sheltered and extra care homes.
- 3.24. Surrey Heath Borough Council is considering conducting a survey to try and establish a more accurate picture of current and future need for sheltered accommodation in combination with the survey for accommodation for those with disabilities. Information will be updated in future SA reports.

### Gypsies, Travellers and Travelling Showpeople

- 3.25. At present, there is very little information on the need for Gypsy, Traveller and Travelling Showpeople accommodation specifically in Surrey Heath.

- 3.26. The current shortfall of authorised sites suggested by the slight overcrowding of sites and unauthorised incursions in addition to future population growth and new household formation provides some insight into accommodation needs within the Borough.
- 3.27. The Government have recently issued a new Circular on assessing the accommodation needs of Gypsies and Travellers. The Council intends to carry out an assessment to establish the accommodation needs and preferences of Gypsies, Travellers and Travelling Showpeople. This evidence will then inform the Housing Needs DPD and will be recorded in future SA reports.

### **Question 2 & 3**

*Is the baseline information collected relevant, accurate and of sufficient detail to support the DPD?*

*Should any baseline indicators be added, removed or revised?*

## 4. Stage A3: Identifying sustainability issues and problems

### Introduction

4.1. Key sustainability issues and problems for the LDF are identified in the “Revised Scoping Report”. Table 2 aims to set out the key sustainability issues and problems that will be addressed in the Housing Needs DPD. These have been identified in the following ways:

- Review of plans, policies and programmes
- Review of baseline data
- Initial discussions with key stakeholders
- Advice and participation with other departments within the Council.

### Compliance with the SEA Directive

“Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex 1 (d)).

**Table 2: Sustainability Issues and problems**

Sustainability Issues/Problems	Source	How will the Housing Needs DPD address this?
Social		
High house prices and a lack of affordable housing means that it is too expensive for many people to live in the Borough.	Land Registry; South East Plan part 1; Census 2001; SHBC Housing Register; SHBC in house monitoring.	Assess options for enabling the provision of affordable housing to meet local needs through planning policies taking into account tenure, size and location.
There are many more large dwellings in Surrey Heath than small and a growing number of small households.	Census 2001 Census 2001, SHBC in house development monitoring	Develop policies to deliver a mix of units to meet local need.
Many Key Workers are unable to afford to live in the Borough due to high house prices and a lack of affordable housing.	TVHA; Land Registry; South East Plan part 1	Assess the different options for the provision of key worker housing (shared ownership and intermediate rent schemes).
There has been a low take up of Shared Ownership and Intermediate rent schemes for Key Workers.	TVHA	By adopting a wider definition of Key Workers for Surrey Heath and identifying those that qualify from the Housing Register for whom such schemes might be more appropriate. Raising the profile of such schemes. Further investigations into why these schemes are unpopular.

Growing elderly population and need for varying types of support and care. Growing unpopularity of residential care homes.	SHBC Housing Register; North West Surrey Extra Care Strategy; SHBC in house development monitoring	Assess options for securing the provision of appropriate affordable accommodation to provide support and care to the elderly taking into account location and the need for different forms of care. Further work needed.
There is a need for accommodation for people with different types of disabilities.	SHBC Housing Register; SALDR	Assess the options for securing appropriate accommodation for those with disabilities taking into account the type of disability and the location and level of need. Further work needed.
Overcrowding, unauthorised incursions and new household formation suggests some need for accommodation for Gypsies, Travellers and Travelling Showpeople.	SHBC	Assess options for providing appropriate accommodation. Further work is needed to assess the level and type of need.
<b>Economic</b>		
High house prices and a lack of affordable housing/small dwellings can discourage people from living and working in the Borough. This in turn can cause skills shortages which will have a knock on effects on the Borough's economy.	Land Registry; Census 2001; SHBC Housing Register; SHBC in house monitoring; Regional Economic Strategy	Assess options for enabling the provision of affordable housing to meet local needs through planning policies taking into account tenure, size and location. Consider other options to attract people to take up jobs in the Borough.

### Questions 4 & 5

*Do you agree that these are the key sustainability issues for the Housing Needs DPD?*

*Are there any other issues you think should be included?*

## 5. Stage A4: Developing the SA Framework

### Introduction

- 5.1. In order to examine how the Housing Needs DPD will contribute towards sustainable development its objectives and policies will be assessed against a series of sustainability objectives.

### Developing the SA Framework

- 5.2. These sustainability objectives have been developed by identifying relevant policy documents at the European, national, regional, county and district level, those put forward in the SEA Guidance, the review of baseline data and key sustainability issues and those suggested at a meeting of the West Surrey Authorities. The draft objectives were refined through subsequent internal officer steering group meetings, workshops attended by, amongst others, English Nature, English Heritage and the Environment Agency and through consultation on the SA Scoping report for the Core Strategy.
- 5.3. It was considered important to develop the objectives from consideration of those in the Integrated Regional Framework 2004 (IRF), a view endorsed by the South East England Regional Assembly (SEERA).
- 5.4. For each sustainability objective there is a headline indicator, a series of decision aiding questions and further detailed indicators. These indicators will help to measure how the DPD will contribute towards the sustainability objectives and hence sustainable development.
- 5.5. It is considered appropriate to include a full SA framework for the Housing Needs DPD so that the social, economic and environmental effects of the DPD can be considered in full although it is recognised that not all objectives and indicators will be relevant. Where objectives are not relevant this can be recorded in the appraisal.
- 5.6. The SA framework has been further developed since the previous “Revised Scoping Report” to take into account new government guidance and to incorporate revised indicators. In addition, more detailed decision making criteria and indicators have been added for the sections that are particularly relevant to the Housing Needs DPD to ensure these detailed issues are fully addressed in the appraisal. Table 3 below sets out the SA framework.

**Table 3: SA framework**

Sustainability objective	Headline indicator	Detailed decision making criteria	Detailed indicator
Social progress which recognises the needs of everyone			
1. To meet identified housing need	Total housing completions.	Will it increase the supply of new housing?	Total housing completions.
		Will it help to improve affordability?	Average house price by type.
			Lower quartile house prices compared with lower quartile earnings and House Price to Earnings Ratio.
		Will it provide affordable housing to meet identified need?	Number of new affordable housing units by type, tenure and size.

Sustainability objective	Headline indicator	Detailed decision making criteria	Detailed indicator
			Number of homeless households on Housing Register.
			Number of households on Housing Register in temporary accommodation/bed and breakfast.
			Number of households on Housing Register in priority need.
		Will it provide housing for Key Workers to meet need?	Number of those identified as Key Workers on the TVHA Housing Register.
			Number of new Key Worker units provided (TVHA region and Surrey Heath).
		Will it provide appropriate housing for the elderly to meet need?	Number of households over 60 on Housing Register.
			Number of Sheltered/Extra care units completed/secured.
		Will it help to provide housing for those with disabilities to meet need?	Number of households with disabilities on Housing Register by type of disability.
			Number of units for those with disabilities completed/secured.
		Will it help to maintain and add to the stock of small dwellings?	Number of completed small dwellings.
			Loss of small dwellings in rural areas.
		Will it address the housing needs of Gypsies, Travellers and Travelling Showpeople?	Number of authorised gypsy sites and capacity.
			Number of unauthorised incursions.
2. To improve the population's health	Life Expectancy.	Will it reduce death rates?	Life Expectancy.
			Death rates from cancer, circulatory disease, respiratory illness, accidents and suicides.
		Will it improve access to health facilities?	Hospital waiting lists.
		Will it encourage healthier lifestyles?	Travel mode to work.
			Access to green space.
Will it improve the population's health?	Life expectancy by social class.		
	IMD Health ranking.		
3. To improve the education and skills of the local population	% of 16-74 yr olds attained Level 2; Level 3; Level 4 or no qualifications.	Will it improve the education and skills of the general population	% of 16-74 yr olds attained Level 2; Level 3; Level 4 or no qualifications.
			IMD education ranking

Sustainability objective	Headline indicator	Detailed decision making criteria	Detailed indicator
			Adults without basic numeracy/literacy skills.
4. To reduce crime and fear of crime	Total number of crimes per 1000 population.	Will it reduce actual levels of crime?	IMD crime and disorder ranking. Vehicle, domestic, burglary, robbery, violent attack crimes per 1,000 population.
		Will it reduce fear of crime?	% of local residents worried about different types of crime.
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	Access to key services.	Will it improve accessibility to key local services?	Access to key local services such as primary and secondary school, post office, food shops, doctors, adult learning etc. % of new residential development within 30 mins public transport time of key services. Distance travelled to work.
		Will it improve access to recreation and cultural activities?	Hectares of accessible green space per 1000 people. % of Borough residents visiting Camberley Theatre per year. Footfall in Camberley town centre.
		Will it improve access for those in need?	% of rural households at set distances from key services.
6. To maintain and improve cultural, social and leisure provision	Number of sports centres, gyms cinemas, theatres etc.	Will it improve cultural, social and leisure provision?	Number of sports centres, gyms cinemas, theatres etc.
7. To encourage the enjoyment of the Countryside, open spaces and local biodiversity	Hectares of accessible green space per 1000 people.	Will it encourage enjoyment of the countryside, open spaces and local biodiversity?	Hectares of accessible green space per 1000 people.
			Open space managed to green flag award standard.
<b>Effective protection of the environment</b>			
8. To reduce the risk of flooding	Number of properties at risk from flooding.	Will it minimise the risk of flooding?	Number of new developments in the flood plain against the advice of the Environment Agency.
			New developments with sustainable urban drainage (SUDS) installed.
9. To make the best use of previously developed land (PDL) and existing buildings	% of new development on PDL.	Will it reduce the amount of derelict, degraded and underused land?	Amount of vacant and derelict land.
			New homes and commercial development completed on PDL.
		Will it reduce the amount of vacant/unfit properties?	Number of vacant/unfit properties. Reuse/conversion of vacant/unfit

Sustainability objective	Headline indicator	Detailed decision making criteria	Detailed indicator
			properties.
		Will it make the best use of land?	Average density of new residential developments.
10. To reduce contamination and safeguard soil quality and quantity	Number of contaminated sites.	Will it reduce the amount of contaminated land?	Amount of contaminated land remediated.
		Will it prevent the loss of valuable agricultural land and soil?	Loss of agricultural land.
			Net loss of soil to development.
11. To maintain and improve the quality of water resources	Rivers of good or fair quality.	Will it improve the quality of water?	Biological/chemical quality of rivers/canals.
12. To ensure air quality continues to improve in line with national and/or WHO targets	Days when pollution is moderate or higher.	Will it improve air quality?	Number of days when air pollution is moderate or higher.
			Levels of main pollutants.
13. To reduce green house gas emissions	Emissions of greenhouse gases.	Will it reduce emissions of greenhouse gases?	Emissions of greenhouse gases.
		Will it reduce emissions of ozone depleting substances?	Emissions of ozone damaging substances.
14. To conserve and enhance the Borough's biodiversity	Populations of wild birds.	Will it protect and encourage species diversity?	Population of wild birds.
			Changes in population of selected characteristic species.
			Number of Biodiversity Actions Plans (BAPS).
15. To avoid damage and fragmentation of major features of importance for fauna and flora	Number and condition of SSSIs.	Will it maintain and enhance sites designated for their nature conservation interest?	Number and condition of SSSIs.
			Reported condition of ancient woodland.
16. To maintain and enhance the quality of countryside, green belt and open space areas	% change in area of countryside, green belt and open space.	Will it maintain and enhance the quality of the countryside?	% change in area of countryside, green belt and open space.
17. To ensure the protection of the Special Protection Areas	Area and condition of SPA.	Will it conserve and enhance the SPA?	Area and condition of SPA.
			Population of characteristic species.
18. To reduce	Levels of ambient	Will it reduce noise	Levels of ambient noise.

Sustainability objective	Headline indicator	Detailed decision making criteria	Detailed indicator
noise pollution	noise.	pollution?	Number of reported noise complaints to Environmental Health.
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	Travel to work by mode.	Will it reduce the volume of traffic?	Traffic flows.
			Distance travelled by mode.
			Planning permissions with green travel plans.
			Travel to work by mode.
		Levels of in and out commuting to work.	
		Will it improve access to alternative modes?	New development within 400m of public transport.
20 To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	Statutory listed buildings/monuments at risk.	Will it protect buildings/monuments of historical significance?	Statutory listed buildings/monuments at risk.
			Number of listed buildings/monuments demolished.
		Will it protect archaeological assets?	Number of archaeological investigations.
<b>Prudent use of natural resources</b>			
21. To increase energy efficiency and the use of renewable energy.	Proportion of energy supplied from renewable resources.	Will it lead to an increased proportion of energy needs being met from renewable sources?	Proportion of energy supplied from renewable resources.
			Number of new developments incorporating measures for the production of renewable energy.
		Will it increase energy efficiency?	Energy use per capita.
			Dwelling Standard Assessment Procedure (SAP) ratings.
		% of dwellings meeting Ecohomes/BREEAM "very good" and "excellent" standard.	
22.To reduce generation of waste and maximise re-use and recycling	Amount of household waste generated.	Will it reduce the amount of waste disposed in landfill?	Waste disposed in landfill (kg per head).
		Will it reduce the amount of waste produced?	Amount of household waste generated.
		Will it promote re-use and recycling?	% household waste recycled.
23. To promote the use of materials and products produced by sustainable	<i>[Appropriate indicators being developed]</i>		

Sustainability objective	Headline indicator	Detailed decision making criteria	Detailed indicator
methods			
24. To encourage reduced water consumption	Per capita consumption of water.	Will it reduce the consumption of water?	Per capita consumption of water.
			Proportion of properties with water meters.
Maintenance of high and stable levels of economic growth and employment			
25. To maintain stable levels of employment in the Borough	Proportion of working age in employment	Will it help to maintain high levels of employment?	Proportion of working age in employment
			Unemployment
26. To support existing economic and agricultural activity in rural areas	.VAT registrations/de-registrations in rural areas	Will it support businesses in rural areas?	VAT registrations/de-registrations in rural areas
			Planning consents for business in rural areas
27. To sustain and enhance the viability and vitality of town centres	Vacant premises by type	Will it sustain and enhance the viability and vitality of town centres?	Footfall in Camberley town centre
			Vacant premises by type
28. To support existing business structure and businesses	GVA per capita	Will it support existing businesses?	VAT registrations/de-registrations
			Loss of employment land
			New employment floorspace

### Question 6

*Do you agree that the sustainability objectives, decision aiding questions and indicators provide an appropriate framework for the SA of the DPD?*

## 6. Stage A5: Consulting on the Scope of the SA

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### How can you have your say?

- 6.1. We would welcome your comments on this SA Scoping Report for the Housing Needs DPD. Your comments, along with comments received on the "Housing Needs Issues and Options Paper" to be published in Summer 2006 and ongoing consultation with key stakeholders will help us to begin to write this DPD.

#### **Compliance with the SEA Directive:**

The bodies identified by the UK Government as being likely to be concerned by the environmental effects of implementing the plan have been consulted in deciding the scope of assessment (Article 5.4).

- 6.2. In accordance with Government Guidance the four environmental consultation bodies have been consulted:

- English Nature
- English Heritage
- The Countryside Agency
- Environment Agency

The following organisations have also been specifically targeted for this consultation:

- SEERA
- Government Office for the South East
- Peerless Housing Group Limited
- Sentinel Housing Group
- Pavilion Housing Group
- Surrey Community Development Trust
- Thames Valley Housing Association
- McCarthy and Stone Ltd
- Planning Committee of Showmen's Guild LHC
- The Showmen's Guild Of Great Britain
- Friends, Families and Travellers
- The Gypsy Council
- Chobham Parish Council
- Bisley Parish Council
- Windlesham Parish Council
- West End Parish Council
- Frimley Park Hospital NHS Trust
- Surrey Heath Division, Camberley Police Station
- Disability Initiative
- Age Concern - Frimley & Camberley

In addition, a letter has been sent to all those on our contacts database informing them that the document is available on the Council's website or in hard copy.

A full public consultation is not necessary at this stage of the SA. However, the Scoping Report will be available on the Council's website for consultation with the wider community.

- 6.3. It would be helpful if your comments could be structured around the questions that are set out at the end of each section.

### **The next stage**

- 6.4. At the end of the consultation period your comments will be analysed and taken into account when drafting the issues and options for the Housing Needs DPD. These will then be appraised using the SA framework set out in this document to identify any sustainability implications. Consultation will take place on the issues and options for the DPD in Summer 2006.