

**SURREY HEATH LOCAL PLAN  
2011 - 2028**



**CAMBERLEY TOWN CENTRE AREA ACTION  
PLAN: PROPOSED SUBMISSION  
DOCUMENT INCORPORATING INSPECTORS  
MAIN MODIFICATIONS: SUSTAINABILITY  
APPRAISAL INCORPORATING STRATEGIC  
ENVIRONMENTAL ASSESSMENT**

**FINAL REPORT**

February 2014

'Great Place, Great Community, Great Future'



# Foreword

The Camberley Town Centre Area Action Plan (AAP) forms part of the Surrey Heath Local Plan 2011-2028. The AAP will provide guidance which will help shape future development and regeneration of Camberley Town Centre.

Sustainability Appraisal and Strategic Environmental Assessment (SEA) are now an integral part of producing planning documents. The purpose of SA/SEA is to consider the likely economic, social and environment effects of implementing a plan or programme and any reasonable alternatives, taking into account the objectives and geographical scope of the plan or programme.

This Final SA/SEA Report for the Camberley Town Centre AAP updates the SA/SEA report which accompanied the Proposed Submission document to include the Main Modifications as suggested by an Independent Inspector following examination of the AAP in December 2013. The Inspector considers that the Main Modifications are necessary to make the AAP sound. This report will assess the effects of the Inspectors Main Modifications. In essence this report will;

- Re-state the findings of the SA/SEA report which accompanied the Proposed Submission AAP; and
- Where appropriate, Include an appraisal of the Inspectors Main Modifications, following examination of the AAP in December 2013. The appraisal of Main Modifications have been placed into tables or **bold and underlined text** in relevant sections of this SA/SEA to aid clarity.

Versions of this document can be made available in large print, braille and foreign languages. If you would like a copy then please contact a member of the Planning Policy and Conservation Team.

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# 1. Non-Technical Summary

1.1 This non-technical summary sets out the process and key findings of the Final Sustainability Appraisal (incorporating Strategic Environmental Assessment) of the Camberley Town Centre Area Action Plan (AAP) Proposed Submission Document including Main Modifications as suggested by an Independent Inspector following examination of the AAP in December 2013. The Inspectors Main Modifications are set out in Appendix D.

## About the Camberley Town Centre Area Action Plan (AAP)

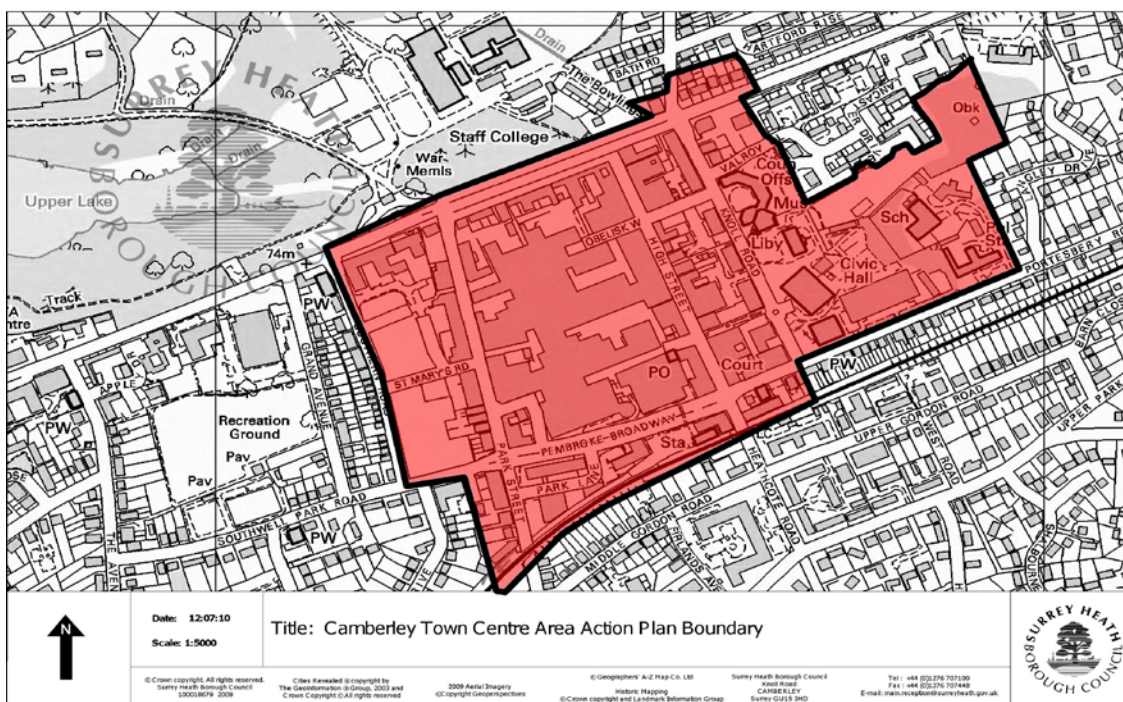
1.2 The Camberley Town Centre AAP will form part of the Surrey Heath Local Plan 2011-2028 and is intended to add further detail to Policy CP10 of the adopted Surrey Heath Core Strategy & Development Management Policies Development Plan Document (DPD).

1.3 The AAP will facilitate and guide retail led regeneration and associated development within Camberley Town Centre and sets the policy context for considering future planning applications for development.

## Context & Appraisal

1.4 The geographical scope of the AAP encompasses the broad area of Camberley Town Centre which lies within the north-west corner of the County of Surrey. The area covered by the AAP is around 31ha and includes the main retail centre and other civic and commercial areas such as Knoll Road and Pembroke Broadway. Policy CP10 of the Core Strategy & Development Management Policies DPD sets the policy context for regeneration of the Town Centre including the provision of 41,000sqm of gross retail development and provision for around 200 new homes. The geographic scope of the AAP is illustrated in Figure N-1.

**Figure N-1: Geographic Scope of the AAP**



## Environmental Characteristics and Future Trends

- 1.5 The current sustainability (and environmental) characteristics of the town centre area is one with an increasing but ageing population with the largest cohort in the 30-39 age range (16%). There is a higher Black & Minority Ethnic population than the rest of the Borough at 7% with the Asian/British Asian population the highest at 3%. Population density within the town centre is higher at 15.1 persons per hectare compared to the rest of the borough at 8.45. Average life expectancy for residents in Town Ward is 79 for males and 84 for females which is slightly below the Borough Average.
- 1.6 The local economy is performing better than the national and regional picture with below average unemployment; however, the working age population is declining. Main sectors for employment are managerial/senior officials or professionals. There is currently around 56,671sqm of tradable retail floorspace in Camberley Town Centre. 22% of Town Ward population travel to work by public transport/cycling/walking which is higher than the borough average.
- 1.7 The town centre is urban in character with green spaces adjacent to the east and west and a gentle gradient increasing southwest to northeast. There are some locally listed buildings within the boundary of the AAP but no statutory listed buildings, although the Obelisk in Town Park is a statutory Grade II listed structure.
- 1.8 Carbon dioxide emissions are declining in the residential and transport sectors but increasing in the commercial/industrial sector. There are no areas at risk of flooding from river sources in the town centre although there has been historic incidence of flood events. The town centre lies in an area defined as water stressed. There are no recorded incidences of soil contamination in the town centre and emissions of Nitrogen Dioxide and Sulphur Dioxide do not exceed national targets. Surrey Heath has the third best recycling rate in England at 64% of all household waste recycled, although the overall amount of waste continues to rise.
- 1.9 The town centre lies within 7km of areas of biodiversity importance designated at an international, national or local level. The majority of these areas meet national targets for being in a favourable or favourable recovering status.
- 1.10 In the absence of the plan, the sustainability (and environmental) characteristics are likely to remain relatively static or will improve. Overall levels of deprivation are likely to remain low and ethnic mix of the population is unlikely to change significantly. Although the population is likely to increase, an ageing population is expected which could have effects on the working age population with jobs being filled from outside the Borough. Life expectancy is expected to steadily increase. Increasing population, life expectancy and ageing population will place pressure on existing services and infrastructure.
- 1.11 The local economy is expected to remain buoyant and unemployment to remain below average. High office vacancy rates are expected to continue with some replacement from leisure or service industries. High dependency for travelling by private car is likely to continue.
- 1.12 Little change is expected with respect to heritage assets or the town centre landscape. Carbon dioxide emissions and other air borne emissions are likely to stabilise or improve. Water quality will continue to improve although the area will remain water stressed. General trend of improving biodiversity will continue.

## Key Issues and Problems

- 1.13 Key issues and problems were identified having regard to the baseline information i.e. the state of the environment now and potential future trends in the absence of the plan. The key issues and problems identified are shown in Table N-1 along with an explanation of how the AAP should address these.

**Table N-1: Key Issues and Problems Identified**

Issue/Problem	How will AAP address this?
Increased recreational pressure on SPA leading to deterioration and/or fragmentation of habitat including SSSI units.	All net additional residential development allocated in the AAP will require SPA avoidance measures in the form of SANG and make contribution toward SAMM. Overarching approach to SANG & SAMM is contained within the Core Strategy and the AAP should be consistent with this.
Increasing population likely to require additional housing and related infrastructure	AAP will allocate some housing, but needs to ensure no significant effect on SPA. Related infrastructure for redevelopment of town centre should be included in AAP.
Ageing population may require bespoke services and housing needs	AAP should allocate a proportion of housing to lifetime homes standards.
Reduction in working age population may result in increased in-commuting.	AAP should ensure policy mechanism to bring about improvements to public transport.
Increased life expectancy increases pressure on health services	Health infrastructure is not dependent on a town centre location and is potentially outside the scope of the AAP
Child physical activity rates significantly below England Average	Existing Open space, sport and leisure facilities within town centre will aid improvement but AAP should set policy context for improving accessibility and attractiveness of such facilities and promote further open space areas.
High level of office vacancies continue into the future	Core Strategy Policy CP8 sets out that employment floorspace can be lost. This will need to be expanded within the AAP.
Increased congestion on roads in and around the town centre particularly at during peak hours and at weekends.	AAP should expand upon Core Strategy Policy CP11 in terms of specific transport measures for Camberley Town Centre.
Continued lack of direct rail links to London	Lobbying network rail for additional services into London is beyond the scope of the AAP.
Development could affect locally listed buildings on High Street	AAP should ensure that protection/enhancement of historic environment is considered in High Street Area.



<b>Issue/Problem</b>	<b>How will AAP address this?</b>
Development could affect the setting of listed buildings/structures and conservation areas	Core Strategy Policy DM17 already sets out guidance in terms of historic environment and AAP need not repeat this unless specific advice is necessary.
Increasing population increases demand for affordable units, especially 1 & 2 bed units	Core Strategy Policy CP6 sets out mix of unit types expected in new development. AAP could depart from Policy CP6 to reflect more specific needs.
Pressure on demand for family accommodation, especially 3 bed houses increasing	AAP should maximise opportunities to provide family accommodation in areas outside main town centre area but within AAP boundary.
Additional pressures on existing infrastructure services/facilities	AAP should ensure infrastructure issues are considered and plan for additional capacity where appropriate.
Poor public realm with occluded views through the Town Centre and to landscape features.	AAP should seek to address public realm issues and improve views/vistas through the Town Centre.
Intense rainfall events may give rise to non-fluvial flooding.	Policy DM10 of the Core Strategy sets out requirements for Flood Risk Assessments and implementation of Sustainable Drainage Systems (SUDS). AAP need not repeat this. However, some bespoke design guidance could be considered within policy on use of materials.
Carbon dioxide emissions may continue to increase.	Core Strategy Policy CP10 sets aspirations for sustainable buildings within Camberley Town Centre. AAP could consider specific opportunities for renewable energy and sustainable design.
Incidences of contaminated land within Town Centre area	As no specific incidences have been identified this is more within the scope of individual EIA or covered by national policy and other statutory regimes and need not be repeated within the AAP.
South East will remain an area of high water stress	Policies CP10 and DM10 of the Core Strategy sets out specific targets for achieving water efficiency in new development and the AAP need not repeat this.
Water quality deteriorates or fails to improve	Policy DM10 of the Core Strategy sets out requirement for SuDS which can help to improve water quality. This could be reinforced within the AAP.
Waste levels continue to increase	Core Policy DM9 sets out requirements for provision of waste storage including recyclable waste and the AAP need not repeat this. The production of non-household wastes are beyond the control of the AAP and construction wastes would be dealt with by a Site Waste Management Plan.

1.14 A list of sustainability objectives was identified through previous sustainability work and these informed the Sustainability Framework. The Sustainability Framework allows a

plan's objectives and options to be appraised and evaluated so that an indication of the plans effects can be gained and whether these are significant.

- 1.15 The sustainability and AAP objectives were compared to ensure that AAP objectives were compatible with sustainability objectives. In the main the AAP and sustainability objectives are compatible, but some minor amendments were considered necessary to strengthen the sustainability credentials of two AAP objectives. The suggested amendments are set out in Table N-2 and are written in bold and underlined. The full appraisal of compatibility is contained in Appendix A.

**Table N-2: Suggested Amendments to AAP Objectives**

<b>Objective</b>	<b>Suggested Amendment</b>
4	To enhance Camberley Town Centre's role as a residential area including the provision of new homes <b><u>whilst avoiding harm to European Sites.</u></b> Reason: This would ensure better compatibility with SA objective 17 and reinforce the message that residential development must avoid impact on the Thames Basin Heaths Special Protection Area.
6	To improve environmental quality, <b><u>including building sustainability and use of sustainable drainage systems (SUDS)</u></b> and enhance the character of the Town Centre <b><u>and its heritage</u></b> and protect the amenity and character of the surrounding residential areas. Reason: This would ensure better compatibility with SA objectives 8, 11, 20, 21, 23 and 24 by reinforcing that environmental quality should include improved building performance including flood risk and water quality. This also takes into account heritage assets on the character of the town centre.

### **Developing & Appraising AAP Options**

- 1.16 Options for the Town Centre AAP were developed through extensive public consultation exercises in 2006, 2007 and 2008 which related to an earlier version of the document.
- 1.17 The options developed for the latest iteration of AAP partly derive from the Preferred Options AAP of 2008 and whether or not the preferred options highlighted in 2008 should be taken forward or whether revised options should be considered in light of updated national policy, land availability and evidence base documents. Further options were also derived including an overall spatial strategy and a retail strategy which were not previously considered.
- 1.18 In much the same way as the objectives, the individual options of the AAP were compared against the sustainability objectives. The aim of the exercise was to predict and evaluate the social, economic and environmental performance of the AAP options against each sustainability objective. The outcome was a series of assessments which identified the most sustainable options for either development locations or policy directions. The full appraisal of all options considered in the AAP is contained within Appendix B.
- 1.19 The findings of the options appraisal were taken into account when the Borough Council considered which options to take forward and develop into policy and which to reject.

The justifications for preferring or rejecting options are set out in Table N-3. Table N-3 also contains additional options considered after consultation of the Options AAP closed. For ease of reference this included an additional option for Leisure & Community in terms of applying a more flexible approach (Option 3) and appraising the deletion of Local Plan 2000 Policies TC21 with respect to a proposed business development at Knoll Road and TC22 the Working Men's Club at Obelisk Way.

**Table N-3: Summary of Options & Reasons for Preference or Rejection**

<b>AAP Options</b>	<b>Justification</b>
<b>Spatial Strategy</b>	<i>SA recommended Option 4</i>
<ol style="list-style-type: none"> <li>1. No Change</li> <li>2. Dispersed Retail</li> <li>3. Major Retail on Knoll Road</li> <li>4. Major Retail on London Road</li> <li>5. Major Retail on Pembroke Broadway</li> </ol>	Option 4 was chosen as the preferred approach as it delivers major improvements. Options 1 & 2 were rejected as this would compromise competitiveness. Option 3 was rejected because of the draw of trade away from the centre an option 5 was rejected as this would draw trade away from the northern end on the town centre which already requires regeneration.
<b>Development Proposals</b>	<i>SA recommended Option 1</i>
<ol style="list-style-type: none"> <li>1. Include a Policy</li> <li>2. Do not include a Policy</li> <li>3. Continue with Local Plan Policies</li> <li>4. Continue with 2008 AAP Approaches</li> </ol>	Option 1 was chosen as guidance for non-allocated sites is required. Option 2 was rejected as guidance is required, Option 3 was rejected as it does not cover all matters required and Option 4 was rejected as this does not reflect national policy guidance.
<b>Retail Strategy</b>	<i>SA recommended Option 1</i>
<ol style="list-style-type: none"> <li>1. Include a Retail Strategy</li> <li>2. Do not include a Retail Strategy</li> </ol>	Option 1 was chosen as this addresses short, medium and long term needs. Option 2 was rejected as this fails to ensure vitality/viability of the centre.
<b>New Retail Development</b>	<i>SA recommended Option 1</i>
<ol style="list-style-type: none"> <li>1. Include a new Approach</li> <li>2. Do not include a Policy</li> <li>3. Continue with Local Plan Policies</li> <li>4. Continue with 2008 AAP Approach</li> </ol>	Option 1 was chosen as this gives strategic guidance on approach to retailing. Options 2, 3 and 4 were rejected as they fail to give adequate guidance for future development.
<b>Food &amp; Drink</b>	<i>SA recommended Option 1</i>
<ol style="list-style-type: none"> <li>1. Include a new Approach</li> <li>2. Do not include a Policy</li> <li>3. Continue with 2008 AAP Approach</li> </ol>	Option 1 was chosen as this reflects Borough's licensing policy. Options 2 & 3 were rejected as they fail to address national planning policy
<b>Housing</b>	<i>SA recommended Option 1</i>
<ol style="list-style-type: none"> <li>1. Deliver 200 new homes</li> <li>2. Retain 2008 AAP Approach</li> <li>3. Deliver no housing</li> <li>4. Deliver more housing</li> </ol>	Option 1 was chosen as this delivers now housing at an appropriate scale. Option 2 was rejected as the target reflects completed dwellings at the Atrium, Option 3 was rejected as this is not in conformity with the Core Strategy and Option 4 was rejected as it is unclear if this level of housing is deliverable.

<b>AAP Options</b>	<b>Justification</b>
<b>Employment</b>	<i>SA recommended Option 1</i>
<ol style="list-style-type: none"> <li>1. Concentrate Employment on Knoll Rd</li> <li>2. Disperse Employment in Town Centre</li> <li>3. Allow losses across Town Centre</li> </ol>	Option 1 was chosen as it identifies areas for protection. Option 2 was rejected as this could prejudice employment role of the Town Centre and Option 3 was rejected as this does not support the centre as an area of mixed uses.
<b>Leisure &amp; Community</b>	<i>SA recommended Option 1</i>
<ol style="list-style-type: none"> <li>1. Retain 2008 AAP Approach</li> <li>2. Do not include a Policy</li> <li>3. Retain 2008 AAP Approach with added flexibility</li> </ol>	Option 3 was chosen as it provides for enhancements. Option 2 was rejected as it does not support vitality/viability and option 1 as it was considered that greater flexibility was required.
<b>Accessibility</b>	<i>SA recommended Option 1</i>
<ol style="list-style-type: none"> <li>1. Include a General Strategy Policy</li> <li>2. Do not include a Policy</li> <li>3. Continue with 2008 Approaches</li> </ol>	Option 1 was chosen as this provides guidance on transport improvements. Option 2 was rejected as it fails to address developer contributions and Option 3 was rejected as it fails to provide clarity.
<b>Improvements to the Highway Network including Cycling</b>	<i>SA recommended Options 1 or 2</i>
<ol style="list-style-type: none"> <li>1. Combine 2008 AAP Approaches</li> <li>2. Continue with 2008 AAP Approaches</li> <li>3. Do not identify highway improvements</li> </ol>	Option 1 was chosen as this aids clarity. Option 2 was rejected as a single policy is considered sufficient and Option 3 was rejected as it fails to address infrastructure improvements.
<b>Pedestrian Access</b>	<i>SA recommended Option 2</i>
<ol style="list-style-type: none"> <li>1. Redefine existing Approach</li> <li>2. Continue with 2008 AAP Approach</li> <li>3. Do not include a Policy</li> </ol>	Option 1 was chosen as it provides further pedestrianisation without compromising access. Option 2 was rejected as proposals may not be deliverable and Option 3 was rejected as this would not deliver environmental or access improvements
<b>Rear Service Roads</b>	<i>SA recommended Option 1</i>
<ol style="list-style-type: none"> <li>1. Continue with 2008 AAP Approach</li> <li>2. No new servicing/unrestricted access</li> <li>3. No new servicing/restricted access</li> </ol>	Option 1 was chosen as it delivers pedestrianisation. Option 2 was rejected as this precludes pedestrianisation & environmental improvements and Option 3 was rejected as this could increase early morning or late night deliveries.
<b>General Design</b>	<i>SA recommended Option 1</i>
<ol style="list-style-type: none"> <li>1. Include a Policy</li> <li>2. Do not include a Policy</li> <li>3. Continue with 2008 AAP Approach</li> </ol>	Option 1 was chosen as this aids clarity. Option 2 was rejected as this would not raise design standards and Option 3 was rejected as continuing with two policies is unnecessary.
<b>High Street</b>	<i>SA recommended Options 1 or 3</i>
<ol style="list-style-type: none"> <li>1. Combine 2008 AAP Approaches</li> <li>2. Do not include a Policy</li> <li>3. Retain separate approaches</li> </ol>	Option 1 was chosen as this aids clarity. Option 2 was rejected as it fails to provide improvements to the public realm and

<b>AAP Options</b>	<b>Justification</b>
	Option 3 was rejected as continuing with two policies is unnecessary.
<b>Public Realm</b>	<i>SA recommended Options 1 or 3</i>
1. Combine 2008 AAP Approaches 2. Do not include a Policy 3. Retain separate approaches	Option 1 was chosen as this aids clarity and provides for open spaces. Option 2 was rejected as it fails to improve the public realm and Option 3 was rejected as continuing with two policies is unnecessary.
<b>London Road Block</b>	<i>SA recommended Option 1</i>
1. Include Policy on London Road Block 2. Do not include a Policy	Option 1 was chosen as it provides guidance on type of development acceptable. Option 2 was rejected as it fails to provide guidance.
<b>Camberley Station &amp; Pembroke Broadway (south)</b>	<i>SA recommended Option 1</i>
1. Include a Policy on Camberley Station & Pembroke Broadway (south) 2. Do not include a Policy	Option 1 was chosen as it addresses long term office vacancies and Camberley Station site. Option 2 was rejected as it fails to promote change.
<b>Pembroke Broadway (north)</b>	<i>SA recommended Option 1</i>
1. Include a Policy on Pembroke Broadway (north) 2. Do not include a Policy	Option 1 was chosen as this provides guidance for improving poor environmental quality. Option 2 was rejected as it fails to promote change.
<b>Land East of Knoll Road</b>	<i>SA recommended Option 1</i>
1. Include a Policy on Land East of Knoll Road 2. Do not include a Policy	Option 1 was chosen as it accommodates rationalisation of public services and accommodates change. Option 2 was rejected as it fails to provide guidance on how area should be developed.
<b>Magistrates Court</b>	<i>SA recommended Option 3</i>
1. Include a Policy on Magistrates Court 2. Do not include a Policy 3. Include a Policy for larger site	Option 1 was chosen as this allocates a key gateway site in the town centre. Option 2 was rejected as it fails to provide guidance on a gateway site and Option 3 was rejected as this may not be deliverable.
<b>The Granary</b>	<i>SA recommended Option 1</i>
1. Include a Policy on The Granary 2. Do not include a Policy	Option 1 was chosen as this guides development on a specific site. Option 2 was rejected as it fails to provide necessary guidance.
<b>Proposed Development at Knoll Road</b>	<i>SA recommended Option 2</i>
1. Delete Policy TC21 of LP 2000 2. Retain Policy TC21 of LP 2000	Option 1 was chosen as the site is considered to be unavailable and therefore undeliverable within the AAP period.
<b>Working Men's Club</b>	<i>SA recommended Option 2</i>
1. Delete Policy TC22 of LP 2000 2. Delete Policy TC22 of LP 2000	Option 1 was chosen as deletion of the policy offers greater flexibility in terms of redevelopment of the site.

## **Appraisal of AAP Policies & Cumulative Effects**

- 1.20 In the main, the AAP policies including the Main Modifications suggested by an Independent Inspector, as well as the overall and retail strategy are likely to have positive beneficial social, economic and environmental effects especially when considered cumulatively as a whole and in combination with other plans/programmes. However, some negative effects are also considered likely such as with respect to waste, noise and air quality, although with respect to noise and air quality these effects are considered reversible.
- 1.21 The majority of policies will have long term positive effects on vitality/viability of the town centre and reinforce its attractiveness as a destination of choice for shopping/leisure activities thus supporting the economy, employment and provision of leisure/cultural/social facilities. Several policies give reference to improving accessibility, sustainable transport and highway improvements which leads to positive effects on encouraging sustainable forms of transport and improving accessibility to key services.
- 1.22 Further long term positive beneficial effects are also considered likely for improving building sustainability and maintaining/improving open spaces with the resultant positive effects this has on crime and health. This is likely to be achieved through the preferred approaches to Development Principles, General Design, High Street, Public Realm and some of the individual allocation sites.

## **Mitigation & Monitoring**

- 1.23 The SA report has put forward measures to either reduce negative or uncertain effects and to maximise positive effects. These proposed measures and how they were taken into account within the AAP are set out in Table N-4. However, for some uncertain effects and some negative effects measures are already in place within the policies when viewed as a whole which would reduce the significance of effects or give more certainty.

**Table N-4: Measures to Reduce Negative/Uncertain or Enhance Positive Effects**

AAP Policy	Mitigation/Enhancement	Borough Councils Response
The Strategy	<p>Appraisal of the strategy highlights potential negative effects on traffic movements and associated air quality. However, AAP sets out a range of improvements to public transport links such as Camberley rail station and improvements to accessibility for pedestrians/cyclists. These are likely to increase use of sustainable transport modes and coupled with improvements to vehicle technologies, air quality should continue to improve.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC1 – Development Proposals	<p>Positive effects could be strengthened through reference to crime &amp; design as well as environmental improvements and heritage assets. Policy TC1 should also include reference to the consideration of flood risk through mitigation and flood resilient design including use of SUDS.</p> <p><b><u>Main Modifications do not require mitigation/enhancement</u></b></p>	Supporting text to be amended to include reference to Policy DM10. New criteria (xi) added to reflect this suggested change.
Retail Strategy	<b>No proposed changes.</b>	N/A
Policy TC2 – New Retail Development	<p>Uncertain effects on noise pollution resulting from the night time economy are reduced through Policy TC1 and TC3. Uncertain effects on heritage have been reduced through suggested changes to Policy TC1.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC3 – Food & Drink	Policy could be strengthened to ensure that street furniture in connection with café/restaurants/bars do not adversely effect character of open space areas.	Policy text amended to reflect this requirement.
Policy TC4 – Housing	Although covered by Core Strategy Policies CP3 and	This is already catered for in Policy TC1 and

AAP Policy	Mitigation/Enhancement	Borough Councils Response
	<p>CP14B, Policy TC3 could be strengthened to include a caveat that residential development will not be permitted unless it can demonstrate no significant effect on the Thames Basin Heaths SPA.</p> <p>The policy is silent on how residential development can consider reducing greenhouse gas emissions, increase energy/water efficiency, promote the use of renewable energy as well as reducing/mitigating flood risk. However, these uncertain effects are reduced through suggestions to Policy TC1.</p> <p>Effects on waste will be dealt with by other Council strategies and as such synergistic effects reduce impact.</p>	<p>a general reference included within Policy TC4, so no further change considered to be required.</p> <p>Supporting text to Policy TC1 also cross references to Policies DM7 &amp; DM10 of the Core Strategy &amp; Development Management Policies DPD. Changes have been made to Policy TC1 in respect of reference to flooding.</p>
Policy TC5 – Employment	<p>Uncertain effects have been addressed through suggestions to Policy TC1.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC6 – Leisure & Community	<p>Policy could be strengthened in criteria (i) to ensure that facilities to be replaced elsewhere are replaced within the locality. Further strengthening could be considered in criteria (ii) through either making space for or contributing toward new/replacement facilities where facilities are lost because it enables wider generation of the town centre.</p>	<p>Not agreed with respect to (i). Not all uses need to be replaced within the locality i.e. Portesbery School.</p>
Policy TC7 – Accessibility	<p>Policy could be strengthened to include reference to the types of contribution required i.e. financial and/or in-kind.</p>	<p>Agree, wording amended.</p>
Policy TC8 – Improvements to the Highway Network	<p>Policy could be strengthened to include reference to the types of contribution required i.e. financial and/or in-kind.</p>	<p>Agree, wording amended.</p>
Policy TC9 – Pedestrians	<p>Policy could be strengthened to include reference to developer contributions and type of contribution required i.e.</p>	<p>Agree, wording amended.</p>



AAP Policy	Mitigation/Enhancement	Borough Councils Response
	financial and/or in-kind.	
Policy TC10 – Rear Service Roads	Policy could be strengthened to include reference to developer contributions and type of contribution required i.e. financial and/or in-kind.	Policy amended to clarify where financial contributions will be sought.
Policy TC11 – General Design	<p>Maximising positive effects on crime &amp; fear of crime and reducing uncertain effects on heritage assets have been included in suggestions for Policy TC1.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC12 – High Street Character Area	<p>Maximising positive effects on heritage assets have been included in suggestions for Policy TC1.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC13 – The Public Realm	<p>Maximising positive effects on heritage assets have been included in suggestions for Policy TC1.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC14 – London Road Block	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p><b><u>Main Modifications do not require mitigation/enhancement</u></b></p> <p><b>No proposed changes.</b></p>	N/A

AAP Policy	Mitigation/Enhancement	Borough Councils Response
Policy TC15 – Camberley Station	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC16 – Land at Park Lane	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC17 – Pembroke Broadway North	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design and capacity figure as suggested in Main Modifications by an Independent Inspector are already dealt with in Policy TC1, TC4 and Core Strategy Policy CP2, CP10, CP14A &amp; B, DM7 &amp; DM10.</p> <p>Policy could be strengthened to include reference to highway contributions and type of contribution required i.e. financial</p>	This is considered to be covered by Policy TC8.

AAP Policy	Mitigation/Enhancement	Borough Councils Response
	<p>and/or in-kind.</p> <p><b><u>Main Modifications do not require mitigation/enhancement</u></b></p>	
<p>Policy TC18A – Civic Uses Areas</p>	<p>Negative effect on construction waste could be mitigated through site management.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p>Reference to exploring opportunities for biodiversity gain within the civic uses area should be included within the policy to maximise positive effects.</p>	<p>Not agreed. Primary purpose of these areas is to provide recreation/open space. Management plans for areas will address biodiversity.</p>
<p>Policy TC18B – Housing</p>	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p><b>No proposed changes.</b></p>	<p>N/A</p>
<p>Policy TC19 – Former Magistrates Court</p>	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p>	<p>N/A</p>

AAP Policy	Mitigation/Enhancement	Borough Councils Response
	<b>No proposed changes.</b>	
Policy TC20 – The Granary	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p><b>No proposed changes.</b></p>	N/A

- 1.24 The effects of implementing the AAP will be monitored on an annual basis and reported in the Surrey Heath Authorities Monitoring Report as appropriate. The monitoring indicators will be confirmed within a Sustainability Statement which will accompany adoption of the AAP. However, prior to this some suggestions for monitoring the sustainability effects of the AAP are set out which include those indicators already confirmed within the Core Strategy & Development Management Policies Development Plan Document (DPD).

#### *Core Strategy Indicators*

- Percentage of affordable and market units completed by size and type
- List of infrastructure projects committed or completed during AMR year
- Number of buildings and structures maintained, added or deleted from the local list
- Amount of land implemented as SANGS
- Percentage of waste sent for reuse, recycling and composting
- Number of buildings completed to prescribed building standards for energy and water efficiency and numbers which exceed prescribed standards
- Number of developments completed with SUDS
- Number of Travel Plans implemented in association with major developments
- Total amount of floorspace for town centre uses
- Total amount of retail floorspace completed in town centres, edge of centre and outside centres
- Total amount of retail floorspace completed or lost within Camberley Town Centre
- Total amount of new employment floorspace completed or lost within Camberley Town Centre
- Total amount of community and leisure floorspace completed or lost within Camberley Town Centre
- Amount of floorspace standing as vacant
- Violent crime per 1,000 population
- Amount of new open space provided on major housing development

#### *Additional Indicators*

- Patronage of public transport including walking/cycling
- Air quality
- Amount of contaminated land remediated
- Amount of new open space created or existing open space enhanced and public realm schemes completed
- Completion of biodiversity enhancements

#### **SA/SEA Statement**

- 1.25 In accordance with the SEA Directive and Regulations and in line with good practice as set out by the Planning Advisory Service (PAS), upon adoption of the AAP a statement will be published which summarises how sustainability (including environmental) considerations have been integrated into the adopted AAP and how the SA report has been taken into account, including the reasons for choosing the AAP over any alternatives (options) considered.

## 2. Introduction & Methodology

### Sustainable Development

- 2.1 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”*

- 2.2 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).
- 2.3 The Government has set out a Sustainable Development Strategy (2005) and a shared UK framework for sustainable development. The Strategy reflects five shared principles for achieving sustainable development and are: -
- Living within environmental limits;
  - Ensuring a strong, healthy and just society;
  - Achieving a sustainable economy;
  - Promoting good governance; and
  - Using sound science responsibly
- 2.4 These five principles are reflected in Planning Policy Statement 1: Delivering Sustainable Development.

### Sustainability Appraisal and Strategic Environmental Assessment

- 2.5 Under the Town and Country Planning (Local Development) (England) Regulations 2012 which implement the provisions of the Planning and Compulsory Purchase Act 2004 (as amended), local authorities are required to undertake a Sustainability Appraisal (SA) for certain LDF documents, including Development Plan Documents (DPD) and Area Action Plans. SA was undertaken on the Core Strategy & Development Management Policies DPD which sets the context for the Camberley Town Centre AAP.
- 2.6 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) specific types of plans that are likely to have significant environmental effects must be subject to environmental assessment. There are exceptions to this requirement for plans that determine the use of a small area at a local level and for minor modifications if it has been determined that the plan is unlikely to have significant environmental effects.
- 2.7 In accordance with the provisions of the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004), Surrey Heath Borough Council has determined that an environmental assessment is required for the Camberley Town Centre AAP as it considers that the AAP sets the framework for future development consent of projects covered by the EIA Directive (Directive 92/43/EEC).
- 2.8 The Borough Council also considers that the AAP requires an assessment as to its effect on European Designated sites of nature conservation importance such as the Thames Basin Heaths SPA and Chobham Common SAC. This is outlined in a separate

Habitats Regulation Assessment (HRA) which accompanies the Proposed Submission AAP and updated to reflect the Main Modifications to the AAP as suggested by an Independent Inspector.

### The Purpose of SA/SEA

- 2.9 The purpose of SA/SEA is to identify and assess the likely significant social, economic and environmental effects of implementing a plan or programme including an assessment of alternative options. In terms of SEA, the objective of the SEA Directive is to *‘provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development’* (Article 1).

### The SA/SEA Methodology

- 2.10 The Office of the Deputy Prime Minister (now Communities & Local Government) sets out guidance on SEA for plans and programmes which was published in September 2005<sup>1</sup>. Guidance on undertaking SA now forms part of the Communities & Local Government Plan Making Manual which can be found on-line<sup>2</sup>. The guidance advocates a five stage approach to SA/SEA:

**Table 2-1: Stages of Sustainability Appraisal**

Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope
Stage B	Developing and refining alternatives and assessing effects
Stage C	Preparing the Sustainability Report (including requirements of SEA)
Stage D	Consulting on the Sustainability Report
Stage E	Monitoring the significant effects of implementing the AAP on the environment

- 2.11 Previous iterations of SA/SEA Reports focussed on stages A, B, and C of the SEA guidance (2005) which are similar to the stages set out in the Plan Making Manual. The key tasks to be undertaken at each stage are highlighted in Table 2-2. This final SA/SEA sets out the audit trail of how Proposed Submission AAP policies were developed and appraises the sustainability and environmental performance of each individual policy as well as the Main Modifications to the AAP as suggested by an Independent Inspector following the examination of the AAP in December 2013. Where appropriate the SA/SEA makes recommendations as to how the policy could be amended to reduce negative or enhance positive effects. Commentary has been included as to how the Borough Council has taken any recommendations made in this SA/SEA on board in the Proposed Submission AAP.

<sup>1</sup> A Practical Guide to the Strategic Environmental Assessment Directive (2005) ODPM

<sup>2</sup> <http://www.pas.gov.uk/pas/core/page.do?pageId=152450>

**Table 2-2: Stage B, C & D1 – Key Tasks**

A1	Identifying other relevant policies, plans, programmes and sustainability/environmental objectives
A2	Collecting baseline information
A3	Identifying Sustainability/Environmental issues and problems
A4	Developing the SA/SEA Framework
A5	Consulting on the Scope of the SA/SEA
B1	Testing the plan or programme objectives against the SA/SEA objectives
B2	Developing options/alternatives
B3	Predicting the effects of the plan or programme, including alternatives
B4	Evaluating the effects of the draft plan or programme, including alternatives
B5	Considering ways of mitigating adverse effects
B6	Proposing measures to monitor the significant effects (including environmental effects) of plan or programme implementation
C1	Preparing the environmental report
D1	Consulting on the draft plan or programme and environmental report

2.12 The SEA guidance states that the SEA need not be done in any more detail, or using any more resources, than is useful for its purpose. Article 5 of the SEA Directive sets out a list of factors to take into account when deciding what information should be included in an environmental report, which are:

- Information that may reasonably be required, taking into account current knowledge and methods of assessment;
- The content and level of detail of the plan or programme;
- The objectives and geographical scope of the plan or programme;
- The stage reached in the decision making process; and
- The extent to which it would be more appropriate to assess certain matters elsewhere in the decision making process.

2.13 As such where previous work has been undertaken on the sustainability/environmental effects of higher level plans which directly affect the Camberley Town Centre AAP, that information has been used to feed into this SA/SEA process. Where necessary, some



of this information has been updated where appropriate and drilled down to the geographical scope of the AAP.

- 2.14 In order to ensure compliance with the SEA Directive and the SEA Regulations it is necessary to highlight which sections of this report cover the criteria required by an environmental report as set out within the Directive and Regulations. Table 2-3 sets out which sections deal with the requirements of the SEA Directive and Regulations.

**Table 2-3: Compliance with SEA Directive & Regulations**

Section 2 & 3	An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes
Section 3	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme
Section 3	The environmental characteristics of areas likely to be significantly affected
Section 3	Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (Birds Directive) and 92/43/EEC (Habitats Directive)
Section 3	The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation
Sections 4, 5 & Appendix B	The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape and the inter relationship between the above factors
Section 6	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme
Sections 2 & 4	An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information
Section 6	A description of the measures envisaged concerning monitoring in accordance with Article 10.
Section 1	A non-technical summary of the information provided under the above headings

### **The Camberley Town AAP**

- 2.15 The Camberley Town Centre AAP will form part of the Surrey Heath Local Plan 2011-2028 and will be used to add further guidance to the specific policy set out in the

Surrey Heath Core Strategy & Development Management Policies DPD. Core Strategy Policy CP10 sets the overall context for development and regeneration of Camberley Town Centre with the detail to guide and steer the form and location of future development set within the AAP.

2.16 Objective 13 of the Core Strategy & Development Management Policies DPD, relates to Camberley Town Centre as follows: -

**‘Promote the role of Camberley Town Centre as a secondary regional centre and as a safe and attractive retail, cultural and entertainment centre with a high quality environment’**

2.17 Policy CP10 of the Core Strategy states: -

**‘The role of Camberley as a secondary regional town centre will be consolidated and enhanced through measures to improve shopping, business, leisure, cultural and community activities. Regeneration of the town centre to sustain vitality and viability and in particular address the high level of office vacancies within the town and the poor environmental quality along the London Road frontage will be promoted by the Borough Council. It is anticipated that up to 200 new homes could be delivered alongside some 41,000 square metres of gross retail floorspace in the period up to 2028.**

**New development should contribute toward some or all of the following as appropriate:**

- **Serve the retail needs of the resident population and the working population within the catchment area for comparison and convenience goods**
- **Support the role of the town centre as a centre for employment**
- **Enhance the role of the town centre as a centre for leisure and cultural activity within the Borough**
- **Contribute to the enhancement of public transport services for the town centre and improvements to the local highway network including pedestrian and cycling facilities**
- **Create a high quality well designed environment**
- **Meeting the housing needs of the Borough**
- **Aspire, in residential schemes, to achieve CO2 reduction and water efficiency in line with Code 6 of the Code for Sustainable Homes**
- **Seek to achieve zero carbon and efficient use and recycling of other resources in new commercial or retail development**
- **Avoid having an impact upon the European Sites.**
- **Protecting and enhancing Public Open Space**

**An Area Action Plan for Camberley Town Centre will be prepared to address the delivery of the strategy.’**

2.18 Further, the Core Strategy & Development Management Policies DPD sets out the vision for Camberley Town Centre, which is: -

***‘Camberley Town Centre will be a thriving town centre offering a wide range of shops, excellent leisure facilities, high quality office premises and residential***

***opportunities, and a full range of community services for the local and wider community***

***There will be a high quality of design with an attractive streetscene and a range of natural and civic open spaces for use by the public. There will be easy access to the centre with a good public transport system and an emphasis on pedestrian priority’.***

- 2.19 It is important to set out at this stage what the AAP must do, what it can't do and what ideally it should do.
- 2.20 The AAP must set out the context by which the regeneration of Camberley Town Centre will be planned, delivered and brought forward in line with the criteria set out within the Core Policy. This will help to guide future development within the town centre through subsequent planning applications and help focus any Environmental Impact Assessment required. This will also give a clear steer for future applications in terms of the type and quantum of development expected in various locations around the town centre. The AAP must also consider the social, economic and environmental effects of the plan and any significant issues that arise, including where mitigation may be required and must provide for a realistic and coherent strategy to deliver its ambitions in terms of time-scales and phasing.
- 2.21 The AAP should ideally plan where certain aspects of development will be sited and how this will integrate into the existing town centre. It should also set the benchmark for related infrastructure including its timing and type and should ideally address any current weaknesses.
- 2.22 The AAP cannot allocate land or guide development outside the geographic scope of the AAP. Neither can it promote policies which would be inconsistent with the Core Strategy & Development Management Policies, especially Policy CP10.
- 2.23 The geographic scope of the AAP is shown in Figure 1.

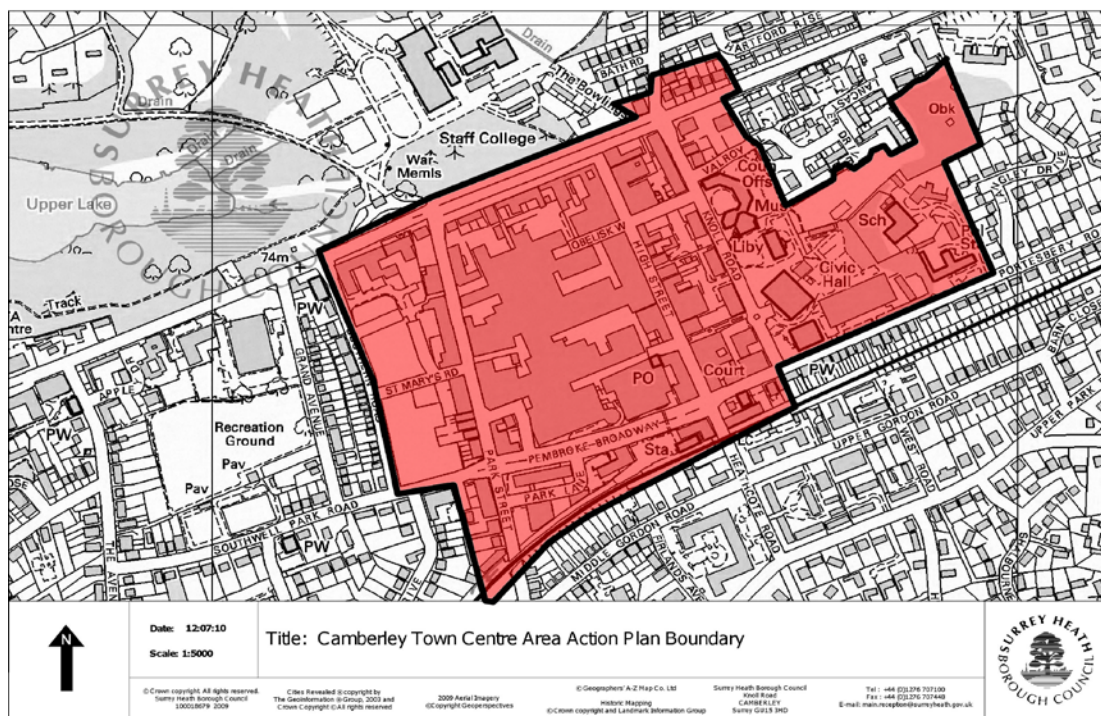
**Data Gaps and Difficulties**

- 2.24 Baseline data was gathered which informed the scoping section of this report and predicted future trends across a range of sustainability criteria in the absence of the plan. Gathering data in this manner relies on other parties and the accuracy of their data collation or data sets. Therefore the Borough Council does not have control over the detail or quality of the majority of baseline data available.
- 2.25 As such, some data collected can only give an indication of the sustainability baseline and trends over a wider geographical scope than the AAP (Borough wide data). This includes data on unemployment, CO<sub>2</sub> emissions, percentage of development coming forward on PDL and household waste recycling rates. Where this occurred it was assumed that the Borough wide trend would be reflected in the smaller geographical area of the town centre. This was taken into account both in terms of trends in the absence of the plan and the effect of the AAP options.
- 2.26 Further, other data collated relates to areas or sustainability topics which sit outside of the geographical scope of the AAP, but nevertheless could be affected by it. Such data relates to SSSI/SNCI condition and status, water quality of the River Blackwater and air quality. However, this data still informs the effects the AAP may have on sustainability and are an important inclusion.
- 2.27 In terms of data gaps, local air quality monitoring (undertaken by the Borough Council) in and around the town centre only takes account of nitrogen dioxide and no other

emissions. However, this emission is the one most likely to occur from vehicular traffic which is the pollutant the SA is most interested in for AAP effects. Other gaps in data exist in terms of condition status of some SSSIs with respect to previous year's data. As such for some SSSIs it was not possible to see a determinate trend.

- 2.28 Other data which was an issue was population numbers and travel to work patterns in terms of identifying these at the geographic scope of the AAP. The only data sets which record these patterns are from the 2001 Census, which is now some 10 years out of date and the 2011 data broken down to ward areas has not yet been published. However, this is still considered a more accurate prediction than projecting population growth or travel patterns on a Borough wide scale to the local level.

**Figure 1: Geographic Scope of Camberley Town Centre AAP**



**SA/SEA and the Camberley Town Centre AAP**

- 2.29 This SA/SEA Report forms the final stage of SA/SEA for the Camberley Town Centre AAP.
- 2.30 This document supplements and refines the Sustainability Appraisal (including Strategic Environmental Assessment) Report (May 2011) prepared for the Core Strategy & Development Management Policies DPD and the Sustainability Appraisal Report which accompanied the Camberley Town Centre AAP Preferred Options in 2008. Both the 2010 and 2008 reports contain a large amount of generic information applicable to all Local Development Documents. Where applicable, this information has fed into this SA/SEA with refinement where appropriate to take account of the AAPs geographical scope.
- 2.31 Policy CP10 of the Surrey Heath Core Strategy & Development Management Policies DPD, which deals directly with Camberley Town Centre, was appraised in the May

2011 Report for that DPD. The SA/SEA for proposed Policy CP10 states: -

***'Camberley Town Centre is an appropriate scale at which to consider issues and identify priorities. The Policy does so by taking careful account of a good range of locally specific problems and opportunities.***

***Central to the proposed approach is growth in retail floorspace with the Policy setting out in some detail how and where effort should be targeted in order to maximise benefits for the area (and district) as a whole. It is important to note retail growth – i.e. the main intervention that will drive change in the Town Centre – will be slow for a number of years as a result of the country slowly coming out of the current recession. In the interim period, the focus will be on 'consolidation' of vitality. The Council's commitment to this interim measure is highlighted by the fact that an AAP will be prepared***

***The Policy also seeks to take account of the existing situation to propose a best approach to supporting the town centre as 'centre for employment'. It describes the need to promote 'replacement' office floor space, and state that a 'flexible approach to uses' will be taken. The implications of this are not entirely clear.***

***Strong commitment is made regarding sustainable design and construction. Stringency of the requirements is tempered by the use of the terms 'aspire to' and 'seek to', but this should not render the policies ineffective. It is not clear, however, what the net effect of the policies will be in terms of carbon reduction and resource use. This is because much new development (i.e. development that will be captured by the sustainable design and construction requirements) will not come forward until the latter part of the plan period, by which time national requirements may be more stringent than they are currently.***

***Finally, it is notable that an emphasis on 'pedestrian priority' is mentioned in the supporting text, but not reflected in the policy, only enhancement of public transport services; and the policy makes a statement regarding leisure and cultural activity, but this is not expanded upon within the supporting text.'***

## **Consultation**

- 2.32 Previous iterations of SA/SEA were open to consultation at the AAP options stage. Comments raised with respect to the Interim SA/SEA Report and how the Borough Council have taken these into account in this Final SA/SEA report are set out in Table 2-4.



**Table 2-4: Consultation Responses to Interim SA/SEA Report & Borough Council Response**

Consultee	Comment	Response
Environment Agency	<p><b>Climate</b></p> <p>SA page 55, paragraph 3.83: The SFRA has highlighted surface and combined sewer flooding as problems in this area.</p> <p>SA page 55, paragraph 3.84: While DM10 and CP2 do not need to be repeated in the AAP, redevelopment of the town centre does offer unique opportunities to manage flood risk both two and from the town centre that may not be realised by just using the generic requirements of DM10 to manage surface water runoff via SUDS. e.g. the use of permeable paving, bio-retention, green roofs and doubling up public open space area as flood storage areas.</p> <p><b>Water</b></p> <p>SA page 60, paragraph 3.99: See our general comments under groundwater protection. This further supports our pressing for more detailed policies on SuDS.</p> <p>SA page 60, paragraph 3.100: The river Blackwater will only improve over time if relevant policies are included to protect and enhance it. Sufficient waste water infrastructure will need to be planned to support new development.</p>	<p>Noted. This is illustrated by Figure 13 in the SA/SEA report as one incidence of flooding from non-fluvial sources.</p> <p>Noted, although redevelopment of the town centre will need to consider project viability. However, individual projects with identified flood risks will require a Flood Risk Assessment (FRA) which should include measures to mitigate such risk and which could be bespoke to Camberley Town Centre.</p> <p>Noted.</p> <p>Noted. However, Thames Water are the waste water company operating in Surrey Heath and have not highlighted any issues with infrastructure capacity.</p>

	<p>SA page 61, issue water quality: We agree that the requirement for SuDS needs to be reinforced within the AAP to protect and enhance water quality. This will also help alleviate surface water flood risk.</p> <p><b>Objectives for the AAP</b> AAP page 11 &amp; SA page 71 Objective 6</p> <p>We strongly agree with the SA suggested amendment to the wording of objective 6 to read:</p> <p>To improve environmental quality, <b><i>including building sustainability and use of sustainable drainage systems (SUDS)</i></b> and enhance the character of the Town Centre ...</p> <p>This would then underpin the whole of the rest of the document, helping reduce flood risk, improve water quality and have the potential to incorporate biodiversity enhancements.</p>	<p>Noted</p> <p>Noted</p>
Natural England	The commitment in the SA/SEA Interim Report (paragraph 2.8) to assess the effect of the AAP on European Designated sites such as the Thames Basin Heaths SPA and Chobham Common SAC, is welcomed.	Noted
Mr C Pavey	The core strategy indicator for crime should be as in Table 3-14 (4) of the Sustainability Appraisal and not merely violent crime (para 1.24). Table 3-14(2) indicators should include access to NHS dentists. In para 3.104 "bi-weekly" is ambiguous; prefer "fortnightly".	Core Strategy indicator is already adopted. Access to NHS dentists to be added to indicators in table 3-14. Para 3.104 to be amended for coherence.
Southwell	Table 3-4 on page 64 of the Sustainability Appraisal should include a reference to NHS dentists.	See above



Park Residents Association		
The Camberley Society	<p>One of the objectives is "To encourage the enjoyment of the countryside, open spaces and local biodiversity". We have challenged this on a number of occasions; what is the scientific evidence that underpins the objective? In many ways it is clearly less sustainable than encouraging the enjoyment of reading in a library.</p>	<p>SA/SEA objectives do not have to be based on 'scientific evidence'. They represent a set of agreed objectives by which to appraise and evaluate plan options and policies taking into account trend data and decision making criteria. It is considered that SA objective 7 still serves an important role in considering the overall sustainability of plans especially in the case of the AAP when considering whether an option/policy promotes accessibility to green spaces, green space quality and opportunities for informal recreation.</p>



### **3. Updated Scoping Report**

#### **Introduction**

- 3.1 The scoping stage of SA/SEA involves establishing the context in which the Camberley Town Centre AAP is being prepared. This requires the identification and review of other relevant plans or programmes, assessing the social, economic and environmental baseline and future trends in the absence of the AAP, identifying environmental problems and setting the Sustainability Framework. These aspects are set out within this section and have been updated since the Interim SA/SEA report as appropriate.
- 3.2 In reviewing plans and programmes the most relevant to the Camberley Town Centre AAP have been reviewed for their sustainability/environmental objectives or key messages. The list of relevant plans and programmes are set out in Table 3-1



**Table 3-1: Relevant Plans and Programmes and Sustainability Objectives/Key Messages**

Plan or Programme	Objectives, Targets or Key Message
<b>Biodiversity (including Fauna &amp; Flora)</b>	
<p><i>Our life insurance, our natural capital: an EU biodiversity strategy to 2020 (May 2011), European Commission</i></p>	<p>Target 1</p> <p>To halt the deterioration in the status of all species and habitats covered by EU nature legislation and achieve a significant and measurable improvement in their status so that, by 2020, compared to current assessments:</p> <p>(i) 100% more habitat assessments and 50% more species assessments under the Habitats Directive show an improved conservation status; and</p> <p>(ii) 50% more species assessments under the Birds Directive show a secure or improved status.</p>
<p><i>The Natural Choice: Securing the value of nature (June 2011), DEFRA</i></p>	<p>Our 2020 mission is to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.</p>
<p><i>Biodiversity 2020: A strategy for England's wildlife and ecosystem services (August 2011), DEFRA</i></p>	<p>Overarching objective: -</p> <p><i>'to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people'</i></p> <p>Outcomes delivered through action in four areas: -</p> <ul style="list-style-type: none"> <li>• a more integrated large-scale approach to conservation on land and at sea Including - <i>increasing the proportion of Sites of Special Scientific Interest (SSSIs) in favourable condition.</i></li> <li>• putting people at the heart of biodiversity policy</li> <li>• reducing environmental pressures Including - <i>Planning and Development – Through reforms of the planning system, we will take a strategic approach to planning for nature. We will retain the protection and improvement of the natural environment as core objectives of the planning system. We will pilot biodiversity offsetting, to assess its potential to</i></li> </ul>

	<p><i>deliver planning policy more effectively.</i></p> <ul style="list-style-type: none"> <li>• improving our knowledge</li> </ul> <p><b>Outcome 1 – Habitats and ecosystems on land</b> (including freshwater environments)</p> <p>1A. Better wildlife habitats with 90% of priority habitats in favourable or recovering condition and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition;</p>
<p><i>Natural Environment &amp; Rural Communities Act 2006</i></p>	<p>Section 40(1)</p> <p>Every public authority must in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.</p> <p>Section 40(3)</p> <p>Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.</p>
<p><i>National Planning Policy Framework (2012) and Planning for Biodiversity and Geological Conservation: A guide to good practice (2006)</i> <i>ODPM</i></p>	<ul style="list-style-type: none"> <li>• Para 7 &amp; 9 of NPPF stresses the need for the planning system to perform a number of roles including to contributing to protecting and enhancing the natural, built and historic environment and as part of this helping to improve biodiversity and move from net loss to net gain.</li> <li>• Para 17 of NPPF bullet 7 states that one of the 12 core planning principles is to contribute to the conservation and enhancement of the natural environment...Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.</li> <li>• Para 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in</li> </ul>

	<p>biodiversity where possible contributing towards commitment to halt overall decline in biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures.</p> <ul style="list-style-type: none"> <li>• Para 117 of the NPPF states that to minimise impacts on biodiversity planning policies should identify and map components of the local ecological network; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.</li> <li>• Para 4.35 of the Good Practice Guide states that a site specific allocations document may need to indicate areas of land designated for their biodiversity value. In addition a site allocations document could be used to identify specific areas for restoration and enhancement.</li> </ul>
<i>Circular 06/05: Biodiversity &amp; Geological Conservation</i>	Potential effects of a development on habitats or species listed as priorities in the UK BAP...are capable of being a material consideration in the preparation of regional spatial strategies and local development documents.
<i>South East Plan (2009) SEERA - Saved Policy NRM6</i>	Specific policy dealing with the Thames Basin Heaths SPA which sets out the principles of avoidance measures and exclusion zones.
<i>Surrey Biodiversity Action Plan, Surrey Wildlife Trust</i>	<p>Contains Habitat Action Plans covering: -</p> <ul style="list-style-type: none"> <li>Chalk Grassland</li> <li>Farmland</li> <li>Floodplain Grazing Marsh</li> <li>Lowland Heathland</li> <li>Lowland Unimproved Meadows</li> <li>Open Water &amp; Large Reedbeds</li> <li>Wetland</li> <li>Woodland</li> <li>Wood Pasture &amp; Parkland</li> <li>Urban</li> </ul>

<p><i>Thames Basin Heaths Delivery Framework (February 2009), Thames Basin Heaths Joint Strategic Partnership Board</i></p>	<p>Objectives of the Framework are to recommend: -</p> <ul style="list-style-type: none"> <li>• A consistent approach to the protection of the SPA from the significant effects of residential;</li> <li>• The type and extent of residential development that may have a significant effect either alone or in combination on the SPA;</li> <li>• Key criteria for the delivery of avoidance measures</li> </ul>
<p><i>Special Protection Area Avoidance Strategy SPD (2012) SHBC</i></p>	<p>Strategy sets out requirements of SANG and basis for requiring developer contributions to avoid impacts. Strategy also sets out basis for the Strategic Access Management &amp; Monitoring Project (SAMM) as a further avoidance measure.</p>
<p><i>Surrey Heath Core Strategy &amp; Development Management Policies DPD (2012) SHBC</i></p>	<p>Objective 5 of the Core Strategy is to protect and enhance biodiversity within the Borough including sites of local importance for biodiversity and aim to deliver BAP targets.</p> <p>Policy CP14A states that the Borough Council will seek to conserve and enhance biodiversity and working with partners explore new opportunities for habitat creation and protection. Development that results in harm to or loss of features of biodiversity interests will not be permitted.</p>
<p><b>Population</b></p>	
<p><i>National Planning Policy Framework (2012) CLG</i></p>	<p>Para 17 sets out the core principle that planning should take account of and support local strategies to improve health, social and cultural well-being for all and deliver sufficient community and cultural facilities and services to meet local needs.</p> <p>Para 69 states that planning policies and decisions should aim to achieve places which promote meetings between members of the community who would not</p>



	<p>otherwise come into contact through mixed use developments, strong neighbourhood centres; create safe and accessible environments where crime and disorder and fear of crime do not undermine quality of life or community cohesion.</p> <p>Para 70 states that planning policies and decisions should plan positively for provision and use of shared space, community facilities and other local services; guard against unnecessary loss of valued facilities and services; ensure an integrated approach to considering the location of housing, economic uses and community facilities.</p>
<p><i>Cutting Crime: Two years on, an update to the 2008-2011 Crime Strategy (2009) Home Office</i></p>	<p>Objectives include: -</p> <ul style="list-style-type: none"> <li>• Tackling not tolerating anti-social behaviour</li> <li>• Securing homes and protecting property</li> <li>• Saving lives through tackling violent crime</li> <li>• Countering organised crime.</li> </ul> <p>Crime reduction approach:</p> <ul style="list-style-type: none"> <li>• Taking early action to prevent crime (including designing out crime and focusing on young people)</li> <li>• Turning the tables on offenders (including reducing reoffending)</li> <li>• Delivering responsive, visible justice (including building public confidence)</li> <li>• Putting the public in the driving seat</li> <li>• Taking action at the right level (including freeing up local partners and fostering a greater sense of national partnership).</li> </ul>

<p><i>Surrey Strategic Partnership Plan 2010-2020 (2010)</i></p>	<p>Priorities include:</p> <ul style="list-style-type: none"> <li>• improve learning, health and employment outcomes for children and young people, particularly the vulnerable and disadvantaged</li> <li>• improve public confidence in the ability of public services to keep Surrey safe, prepare for emergencies, and reduce crime and anti-social behaviour</li> <li>• strengthen local communities through targeted public and voluntary sector activity, active citizenship and work to tackle inequalities</li> </ul>
<p><i>2020 Strategy (2010), Surrey Heath Borough Council</i></p>	<p>Objectives include: -</p> <ul style="list-style-type: none"> <li>• We want to make Surrey Heath an even better place where people are happy to live</li> </ul>
<p><i>Surrey Heath Sustainable Community Strategy (2009) Surrey Heath Borough Council</i></p>	<p>Aspirations for our area: -</p> <p>To sustain and constantly improve Surrey Heath as a desirable place to live, learn, work and play; and  To support individuals to achieve their full potential as part of the local community</p> <p>Relevant objectives: -</p> <ul style="list-style-type: none"> <li>• To have facilities for young people</li> <li>• To have safe provision for older people</li> <li>• To feel safe in our homes and on our streets</li> </ul>
<p><i>Surrey Heath Core Strategy &amp; Development Management Policies DPD (2012) SHBC</i></p>	<p>Objective 16 of the Core Strategy states: -</p> <p>Support the community through; protection from crime and fear of crime, reflection of cultural diversity, improved facilities for health, well-being and life-long learning.</p>

	<p>Para 2.16 states that the Surrey Heath populations is expected to rise from 80,314 people in 2001 to 87,500 people by 2026.</p> <p>Policy CP2 sets out that development is required to (v) create sustainable communities with a strong sense of place that are safe and have easy access to a range of high quality services.</p> <p>Policy CP3 sets out a housing target of 3,240 dwellings over the Core Strategy period and CP5 that 35% of this should be affordable.</p>
<b>Human Health</b>	
<i>Equity &amp; Excellence: Liberating the NHS White Paper (2010) DfH</i>	The Government's objectives are to reduce mortality and morbidity, increase safety, and improve patient experience and outcomes for all
<i>National Planning Policy Framework (2012) CLG</i>	<p>Para 120 – The effects of pollution on health...should be taken into account</p> <p>Para 123 – Planning policies and decisions should aim to; avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse effects on health and quality of life arising from noise.</p>
<i>Surrey Strategic Partnership Plan 2010-2020 (2010)</i>	<p>Priorities include:</p> <ul style="list-style-type: none"> <li>• promote healthy lifestyles, particularly targeting groups and communities at most risk</li> <li>• support more vulnerable people to live independently and have greater choice and control over their health and support arrangements</li> </ul>
<i>2020 Strategy (2010), Surrey Heath Borough Council</i>	<p>Objectives include: -</p> <ul style="list-style-type: none"> <li>• We will build and encourage communities where people can live happily and</li> </ul>

	healthily
<i>Surrey Heath Sustainable Community Strategy (2009) Surrey Heath Borough Council</i>	<p>Relevant objectives include: -</p> <p>To have a range of diverse leisure facilities and good access to well maintained open spaces;</p> <p>Opportunities for promoting and encouraging good health and an active lifestyle;</p>
<i>Surrey Heath Core Strategy &amp; Development Management Policies DPD (2012) SHBC</i>	<p>Objectives 16 &amp; 17 of the Core Strategy state: -</p> <p>16) Support the community through; protection from crime and fear of crime, reflection of cultural diversity, improved facilities for health, well-being and life-long learning.</p> <p>17) Provide and support high quality leisure and cultural facilities that are accessible to all.</p> <p>Policy CP2 states (vi) Promote healthy communities through improved access and opportunities for formal and informal recreation through use of green infrastructure.</p> <p>Policy CP13 sets out that the Borough Council will plan for a network of accessible and integrated green infrastructure with para 5.104 recognising the support this gives to people's quality of life.</p>
<b>Soil</b>	
<i>EC Communication towards a thematic strategy for soil protection (2004) European Commission</i>	Integrate soil and land protection objectives in spatial planning strategies including promoting development on brownfield sites and clean-up of contaminated land.
<i>Environmental Protection Act (1990) HMSO</i>	To provide an improved system for the identification of land that is posing unacceptable risks to health or the environment and for securing remediation where necessary.

<i>The Natural Choice: Securing the value of nature (June 2011), DEFRA</i>	By 2030 we want all of England's soils to be managed sustainably and degradation threats tackled successfully, in order to improve the quality of soils and to safeguard their ability to provide essential ecosystem services and functions for future generations
<i>National Planning Policy Framework (2012) CLG</i>	<p>Para 109 - The planning system should contribute to and enhance the natural and local environment by; remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land where appropriate.</p> <p>Para 111 – Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed provided that it is not of high environmental value.</p>
<i>Surrey Heath Core Strategy &amp; Development Management Policies DPD (2012) SHBC</i>	Policy CP1 directs development to previously developed land in the western area of the Borough and Policy CP2 requires development to ensure all land is used efficiently.
<b>Water</b>	
<i>Urban Wastewater Treatment Directive (1991) European Commission</i>	Objective of the Directive is to protect the environment from the adverse effects of waste and water discharges.
<i>Biodiversity 2020: A strategy for England's wildlife and ecosystem services (August 2011), DEFRA</i>	We will protect water ecosystems, including habitats and species, through a river basin planning approach. We will also promote approaches to flood and erosion management which conserve the natural environment and improve biodiversity.
<i>National Planning Policy Framework (2012) &amp; Technical Guidance to the National Planning Policy Framework (2012)</i>	<p>Para 100 - Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Local Plans should apply a sequential, risk based approach to the location of development to avoid where possible flood risk to people and property...</p> <p>Para 101 – Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower</p>

	probability of flooding.
<i>Thames River Basin Management Plan (2009)</i> <i>Environment Agency</i>	<p>By 2015 22% of surface waters (rivers, lakes, estuaries and coastal waters) are going to improve for at least one biological, chemical or physical element. This includes an improvement of 1,737km of the river network in the river basin district.</p> <p>25% of surface waters will be at good or better ecological status and 17% of groundwater bodies will be at good overall status by 2015.</p> <p>At least 30% of assessed surface waters will be at good or better biological quality by 2015.</p>
<i>Thames Catchment Flood Management Plan (2009)</i> <i>Environment Agency</i>	CFMPs aim to promote more sustainable approaches to managing flood risk. The policies identified in the CFMP will be delivered through a combination of different approaches. Together with our partners, we will implement these approaches through a range of delivery plans, projects and actions.
<i>Strategic Flood Risk Assessment (2007) SHBC</i>	The combined effects of increased urbanisation and climate change mean that flood risk is likely to rise in the foreseeable future. Although flooding cannot be wholly prevented, its impacts can be alleviated through good planning and management.
<i>Surrey Heath Core Strategy &amp; Development Management Policies DPD (2012) SHBC</i>	<p>Policy CP2 requires development to reduce the risk of all types of flooding and improve water quality.</p> <p>Policy DM9 requires water efficiency standards in line with Code for Sustainable Homes Level 3-4 from 2011 to 2013 and levels 5-6 by 2016.</p> <p>Policy DM10 sets out that development will not be supported in flood zones 2 or 3 or on sites on 1ha or at risk from other sources of flooding unless a sequential and/or exception test is passed. Development should incorporate appropriately designed SuDS at a level appropriate to the scale of development. Development seeking to restore functional floodplain will be encouraged.</p>

<b>Air</b>	
<i>Air Quality Framework Directive (1996) European Commission</i>	Policy framework for 12 air pollutants known to have a harmful effect on human health and environment.
<i>The Air Quality Strategy for England, Scotland, Wales &amp; Northern Ireland (2007) DEFRA</i>	Primary objective is to ensure that all citizens should have access to outdoor air without significant risk to their health, where this is economically and technically feasible.
<i>National Planning Policy Framework (2012) CLG</i>	<p>Para 95 – Local Planning Authorities should plan for new development in locations and ways which reduce greenhouse gas emissions.</p> <p>Para 109 – The planning system should contribute and enhance the natural and local environment by...preventing both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of soil, air, water or noise pollution.</p> <p>Para 124 – Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.</p>
<i>Air Quality Progress Report (2010) SHBC</i>	In light of the AQMA declaration, under Section 84(2) of the Environment Act 1995, the Council was required to prepare an Air Quality Action Plan. The aim of this Action Plan was to identify a package of relevant measures for reducing levels of NO2 within the M3 AQMA. In doing so, careful consideration was also given to any secondary impacts which could have positive or negative effects on other services or stakeholders in the Borough
<b>Climate</b>	
<i>Building a Greener Future (2006) CLG</i>	Need to reduce the carbon footprint of new housing development (all new homes to be zero carbon by 2016)

<p><i>National Planning Policy Framework (2012) CLG</i></p>	<p>Para 17 – one of the core planning principles is: -</p> <p>Support the transition to a low carbon future in a changing climate...</p> <p>Para 94 - Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change...</p> <p>Para 95 &amp; 97 - Local Planning Authorities should: -</p> <ul style="list-style-type: none"> <li>- Plan for new development in locations and ways which reduce greenhouse gas emissions</li> <li>-Actively support energy efficiency improvements</li> <li>-Have a positive strategy to promote energy from renewable and low carbon sources</li> <li>-Consider identifying suitable areas for renewable and low carbon energy sources</li> <li>-Support community led initiatives for renewable and low carbon energy</li> </ul> <p>Para 99 – Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape.</p>
<p><i>Surrey Heath Core Strategy &amp; Development Management Policies DPD (2012) SHBC</i></p>	<p>Objective 10 – To minimise impact on climate change and to minimise effect of climate change upon the Borough through a reduction in greenhouse gas emissions and adoption of more environmentally friendly technologies and practices in both new and existing developments.</p> <p>Policy CP2 requires development to contribute to a reduction in CO<sub>2</sub> emissions, include decentralised renewable and low carbon energy and be climate change resilient.</p> <p>Policy DM7 requires development to reduce its CO<sub>2</sub> emissions in line with national targets and Policy DM8 supports schemes for stand-alone decentralised, renewable</p>



	<p>and low carbon energy including support for small scale community led initiatives.</p> <p>Policy DM9 requires water efficiency standards to be met and DM10 requires SuDS to a scale appropriate to the development.</p>
<b>Material Assets</b>	
<i>Community Infrastructure Levy Regulations 2010 (as amended)</i>	Regulations make provision for the setting out of a charging schedule for local authorities to charge developers monies towards local or sub-strategic infrastructure
<i>National Planning Policy Framework (2012) CLG</i>	<p>Para 50 - To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive mixed communities, local planning authorities should: -</p> <p>-Plan for a mix of housing based on current and future demographic trends, market trends and needs of different groups...</p> <p>-Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p>
<i>Surrey Minerals Plan: Core Strategy (2011) Surrey County Council</i>	<p>Vision is: -</p> <p>Exploitation of mineral resources and other mineral development in Surrey should be efficient, environmentally responsible, adequate, as far as possible, to meet the needs of the economy and should not impose significant adverse impacts on the community</p> <p>and this is encompassed in the following: -</p> <p>reducing demand for primary minerals by encouraging efficient use of resources and recycled materials, where appropriate, in preference to excavating new resources;</p>
<i>Surrey Heath Core Strategy &amp; Development Management Policies DPD (2012) SHBC</i>	Policy CP3 sets a target of 3,240 net additional dwellings in Surrey Heath between 2011 and 2028. Policy CP5 sets out that 35% of all housing should be affordable.

	Policy CP12 states that where funding gaps are identified, contributions will be expected towards infrastructure.
<b>Cultural Heritage (including Architectural &amp; Archaeological Heritage)</b>	
<i>National Planning Policy Framework (2012) CLG</i>	<p>Para 17 core planning principles – conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.</p> <p>Para 126 - Local planning authorities should set out in their Local Plans a positive strategy for the conservation and enjoyment of the historic environment...</p> <p>Para 156 – Local authorities should set out strategic priorities for their area including...conservation and enhancement of the natural and historic environment including landscape.</p>
<i>Surrey Heath Core Strategy &amp; Development Management Policies DPD (2012) SHBC</i>	<p>Objective 7 – Ensure new development respects the essential character of the local area, including historic structures and environment.</p> <p>Policy DM9 requires development to respect and enhance the local, natural or historic character of the environment.</p> <p>Policy DM17 sets out that development which affects any Heritage Asset should first establish and take into account its individual significance and seek to promote the conservation and enhancement of the Asset and its setting.</p>
<b>Landscape/Townscape</b>	
<i>National Planning Policy Framework (2012) CLG</i>	Para 17 core planning principles – Take account of the different roles and character of different areas, promoting the vitality of main urban areas, protecting the Green

	<p>Belts around them, recognising the intrinsic character and beauty of the countryside...</p> <p>Para 57 – It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p> <p>Para 81- Once Green Belts have been defined, local planning authorities should plan positively to enhance beneficial use of the Green Belt such as...to retain and enhance landscapes, visual amenity and biodiversity...</p> <p>Para 109 – The planning system should contribute to and enhance the natural and local environment by: -</p> <p>-protecting and enhancing valued landscapes, geological conservation interest and soils</p> <p>Para 110 – Plans should allocate land with the least environmental or amenity value.</p>
<p><i>Surrey Heath Sustainable Community Strategy (2009) Surrey Heath Borough Council</i></p>	<p>Relevant objectives include: -</p> <p>To live in attractive towns and villages</p>
<p><i>Surrey Heath Core Strategy &amp; Development Management Policies DPD (2012) SHBC</i></p>	<p>Policy DM9 requires development to respect and enhance the local, natural and historic environment in a rural or urban setting. DM9 also requires protection for trees and other vegetation worthy of retention and provision of high quality hard and soft landscaping.</p> <p>DM15 seeks to resist the loss or fragmentation of existing urban green space areas.</p>

<b>Economy &amp; Employment</b>	
<p><i>The Plan for Growth (March 2011) HM Treasury</i></p>	<p>To make the UK one of the best places in Europe to start, finance and grow a business:</p> <ul style="list-style-type: none"> <li>• radical changes to the planning system to support job creation by introducing a powerful presumption in favour of sustainable development; opening up more land for development, while retaining existing controls on greenbelt land; introducing</li> </ul> <p>new land auctions starting with public sector land; consulting on the liberalisation of use classes; and ensuring all planning applications and appeals will be processed in 12 months and major infrastructure projects will be fast-tracked</p>
<p><i>National Planning Policy Framework (2012) CLG</i></p>	<p>Para 17 core planning principles – proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.</p> <p>Para 19 – To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business...</p> <p>Para 20 – Planning policies should recognise and seek to address potential barriers to investment...</p> <p>Para 21 – In drawing up Local Plans, local planning authorities should: -</p> <ul style="list-style-type: none"> <li>-set criteria or identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the plan period.</li> <li>-identify and plan for new or emerging sectors likely to locate to an area.</li> </ul> <p>Para 22 – Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.</p>

	Para 28 – Planning policies should support economic growth in rural areas...
<i>Surrey Strategic Partnership Plan 2010-2020 (2010)</i>	<p>Priorities include:</p> <ul style="list-style-type: none"> <li>• improve the global competitiveness of Surrey's economy through sustainable growth, underpinned by appropriate infrastructure</li> <li>• make Surrey's economy more inclusive</li> </ul>
<i>2020 Strategy (2010), Surrey Heath Borough Council</i>	<p>Objectives include: -</p> <p>We will sustain and promote our local economy so that our people can work and do business across Surrey Heath</p> <p>Priorities include:</p> <p>improve learning, health and employment outcomes for children and young people, particularly the vulnerable and disadvantaged</p>
<i>Surrey Heath Sustainable Community Strategy (2009) Surrey Heath Borough Council</i>	<p>Relevant objectives include: -</p> <p>Business supported in the area and demonstrating their corporate social responsibilities.</p> <p>Relevant objectives include: -</p> <p>Good quality accessible learning for all ages</p>
<i>Surrey Heath Core Strategy &amp; Development Management Policies DPD (2012) SHBC</i>	<p>Objective 12 – Maintain the economic role of the Borough within the Western Corridor and Blackwater Valley sub-region.</p> <p>Policy CP2 seeks development to promote smart economic growth which aims to supply a range of accessible employment opportunities, life-long learning and skills.</p>

	<p>Policy CP8 seeks to make provision for 7,500 new jobs to 2027.</p> <p>Policy DM1 supports the rural economy in particular farm diversification or adaptation/conversion of buildings for economic purposes.</p> <p>DM12 support the retail function of District/Local Centres and neighbourhood parades.</p>
<b>Transport</b>	
<i>Creating Growth, Cutting Carbon White Paper: Making sustainable local transport happen (2011) Department for Transport</i>	Our vision is for a transport system that is an engine for economic growth, but one that is also greener and safer and improves quality of life in our communities.
<i>National Planning Policy Framework (2012) CLG</i>	<p>Para 29 – The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.</p> <p>Para 30 – In preparing Local Plans local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.</p> <p>Para 34 – Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport maximised.</p>
<i>Surrey Local Transport Plan 3 (2011) Surrey County Council</i>	<p>Vision – Helping people meet their travel needs reliably, safely and sustainably</p> <p>Objectives</p> <ul style="list-style-type: none"> <li>• <b>Effective Transport:</b> To meet the needs of residents, business and visitors in Surrey by maintaining and improving the transport network;</li> <li>• <b>Reliable Transport:</b> To improve the reliability of transport in Surrey;</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Safe Transport:</b> To improve the safety and security of the travelling public in Surrey;</li> <li>• <b>Sustainable Transport:</b> To provide a Transport systems that protects the environment, keeps people healthy and provides value for money</li> </ul>
<i>Surrey Heath Core Strategy &amp; Development Management Policies DPD (2012) SHBC</i>	<p>Objective 11 – Improve travel choice and transport services to encourage sustainable travel patterns and, in particular reduce reliance on the private car.</p> <p>Policy CP11 states that working with partners the Borough Council will support proposals to improve public transport and will seek improvements to better integrate walking and cycling routes and facilities. Development generating a high number of trips will be directed toward previously developed land in sustainable locations.</p>
<b>Waste</b>	
<i>Planning Policy Statement 10: Planning for Sustainable Waste Management (2011) CLG</i>	<ul style="list-style-type: none"> <li>• Help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for</li> </ul>
<i>Surrey Waste Plan (2008) Surrey County Council</i>	<p>The vision for the development of waste management facilities is: -</p> <ul style="list-style-type: none"> <li>• to protect human health and the environment by producing less waste and by using it as a resource wherever practicable; and</li> <li>• to deliver new and enhanced waste management facilities of the right type, in the right place and at the right time.</li> </ul>
<i>A Plan for Waste Management: joint municipal waste management strategy (2010) Surrey Waste Partnership</i>	<p>The vision is for a County in which resources are used and managed efficiently so that by 2026:</p> <ul style="list-style-type: none"> <li>• the amount of waste produced will continue to be reduced or reused</li> </ul>

	<ul style="list-style-type: none"> <li>• materials reused, recycled or composted will exceed 70%</li> <li>• the environment will be protected and enhanced for future generations</li> </ul>
<p><i>Surrey Heath Core Strategy &amp; Development Management Policies DPD (2012) SHBC</i></p>	<p>Objective 9 – To support the development of a waste strategy that improves levels of recycling and minimises waste production.</p> <p>Policy DM9 seeks development to incorporate measures for waste storage including recyclable waste.</p>



## Baseline Information

- 3.3 In order to be able to predict and monitor the effects of the Camberley Town Centre AAP it is necessary to have an understanding of the current position or baseline. This has been updated since the last iteration of SA/SEA for the AAP options in January 2012, but remains the same as in the Final SA/SEA report dated April 2013.
- 3.4 As with identifying relevant plans and programmes, a large amount of information contained within the LDF scoping report and Core Strategy & Development Management Policies DPD SA/SEA report is equally applicable to the AAP. Where necessary, and where information exists, this section will drill down to a more local focus on the baseline situation and trends affecting the Town Centre and wider area, where appropriate.
- 3.5 Where a greater level of detail is required above and beyond that contained within previous SA/SEA iterations, the baseline position will be set out in a series of thematic areas (including the receiving environments as contained within Annex I(f) of the SEA Directive and Social/Economic criteria). This section will also set out the likely future conditions in the absence of the AAP.

### Area description

- 3.6 The Borough of Surrey Heath lies in the north-west corner of Surrey and adjoins the counties of Hampshire and Berkshire. The western half of the Borough is mainly urban in character and comprises: Camberley, Frimley, Frimley Green, Mytchett and Deepcut. The eastern half of the Borough is mainly countryside but includes the settlements of Bagshot and Lightwater and the villages of Bisley, Chobham, West End and Windlesham, including Snows Ride.
- 3.7 Camberley Town Centre is the main retail centre within Surrey Heath and lies to the North West of the Borough just east of the Borough Boundary with Berkshire and Hampshire. The town centre is a secondary regional centre serving mainly local needs and comparable with the neighbouring town centres of Farnborough to the west and Bracknell to the north. The town centre is estimated to hold some 56,000sqm<sup>3</sup> of retail floorspace as well as cultural and leisure facilities such as Camberley Theatre and the cinema complex in The Atrium.
- 3.8 Up until the 1800's the area now covered by the Town Centre and its surrounds comprised heathland and farmland. Camberley is a relatively recent settlement with the town centre developed largely over the past 100 years with the main development occurring in the 1960's and refurbished as Main Square in the 1990's. The town centre is served by a rail station on the Ascot-Guildford Branch Line and by regular and frequent bus services which travel out to the wider Blackwater Valley area. The major access into the town centre is from the A30 London Road to the north with other minor roads accessing the town centre from the south and west.
- 3.9 The topography of the Town Centre area lends itself to a gentle rise in gradient from the south-west to north-east. The vast majority of the town centre area is built development with an area of open space (Camberley Park) lying to the east of Knoll Road. The areas of London Road, Park Street, Main Square and High Street perform a predominantly retail function with some office space, whereas Knoll Road primarily serves employment and civic functions. The area of the Town Centre for inclusion within the AAP lies within the Town Ward of Surrey Heath and covers an area of around 31ha.

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<sup>3</sup> Camberley Town Centre AAP Allocated Sites Viability Assessment (2011) Cushman & Wakefield LLP

### **Baseline Environment, Issues & Problems**

- 3.10 An analysis of the baseline environment has been broken down into key thematic areas. For ease of reading the baseline and future trends in the absence of the plan are summarised in Table 3-2 with a more in depth analysis of each thematic area set out after. Each theme also highlights current issues and problems which the Camberley Town Centre AAP should seek to address.

**Table 3-2: Summary of Baseline & Future Trends**

**Table Key**

Improving situation	✓
Deteriorating Situation	x
No Change	-
Uncertain	?
Not Applicable	N/A

Theme & Target	Current Trend	Future Trend	Comments	
<b>Biodiversity (including fauna &amp; flora)</b>				
<b>Condition status of SSSI</b> PSA target of 95% of SSSI unit to be in 'Favourable' or 'Unfavourable Recovering' status	Broadmoor to Bagshot Woods & Heaths	✓	✓	Current baseline information suggests majority of SSSI units are improving or meet PSA targets. Area meeting PSA targets Castle Bottom to Yateley & Hawley Commons SSSI has reduced, although the percentage of area in favourable or favourable/recovering status is over 90%.  The future trend is generally positive as it is considered that management regimes are likely to be implemented which will steadily bring about improvements. However this is uncertain for Castle Bottom to Yateley & Hawley Commons given their recent reduction in areas meeting PSA targets.
	Sandhurst to Owlsmoor Bogs & Heaths	✓	✓	
	Colony Bog to Bagshot Heath	✓	✓	
	Ash to Brookwood Heaths	✓	✓	
	Castle Bottom to Yateley & Hawley Commons	x	?	

Theme & Target	Current Trend		Future Trend	Comments
	Chobham Common	✓	✓	
	Basingstoke Canal	✓	✓	
	Blackwater Valley	✓	✓	
<b>Condition status of Sites of Local Nature Conservation Importance (SNCI)</b>  Retain in favourable status	Royal Military and Staff College SNCI	✓	-	No national targets set for condition of SNCI's but considered local target should be set to retain in favourable status. 2003 survey data states RMA & Staff College SNCI is in a favourable condition.  No surveys undertaken since 2003 which is a gap in the data, however site management is likely to have retained favourable status so no change in condition.
<b>Population</b>				
<b>Population profile</b>  No target	Population of Town Ward 3,967	N/A	N/A	No target for population. Population is expected to remain relatively static in the absence of the plan both in terms of population levels and ethnic mix. Average age moving towards older profile. Indices of multiple deprivation highlight increasing levels of deprivation, however in the context of overall deprivation scores this is not considered significant.
<b>Human Health</b>				
<b>Health Profile</b>  No target	Health Profiles/indices	x	?	Health indices show a decline since 2004, although overall levels of deprivation are low. Life expectancy in Town Ward lower than in rest of Borough. Although a borough wide issue child activity rates are significantly below England average.

Theme & Target	Current Trend		Future Trend	Comments
<b>Economy &amp; Employment</b>				
Unemployment Rate No target	Borough wide unemployment rate	✓	?	Unemployment rate in Surrey Heath remains low despite uncertain economic climate.
Income Deprivation No target	Town Ward	✓	✓	Income deprivation increased between 2004 and 2007 but fell between 2007 and 2010.
Vacancy Rates (retail) Average National Vacancy Rate 12%	Camberley Town Centre	×	?	Retail vacancy rates above national average at 21%, however, this is likely to be a result of The Atrium rather than any long term trend. However, future trends uncertain given economic climate
Vacancy Rates (offices) Average National Vacancy Rate 8%-10%	Camberley Town Centre	×	?	Redevelopment of some offices to other uses has reduced vacancies but percentage remains high at 38% which is likely to continue into the future.
<b>Transport</b>				
Percentage of Journeys made by Transport Mode No Target	Travel to Work Patterns	×	-	Main mode of travel is by car and this is likely to remain so in the future although a higher percentage of Town Ward residents use non-car modes compared to rest of Borough.
Congestion No Target	Highways over capacity	?	-	No highways in and around the Town Centre are shown to be over capacity, however the situation at weekends may be different. Traffic levels are unlikely to change significantly in the future in the absence of the plan.

Theme & Target	Current Trend	Future Trend	Comments	
<b>Cultural Heritage</b>				
Local Heritage 'No loss or damage to heritage assets and their settings'	Condition and setting of historic assets	-	-	Current trends in cultural heritage remain unchanged. In the absence of development this trend is likely to remain unchanged given limited development opportunities.
<b>Material Assets</b>				
Housing No target	Size and type of dwelling	x	-	Town ward has a surplus of 1 & 2 bed private dwellings but a demand for 3 bed family housing. There is also a shortfall of 1 & 2 bed affordable units. This trend is unlikely to change in the near future.
Infrastructure No target	Infrastructure Capacity	x	-	Infrastructure capacity is by and large appropriate, however, capacity issues arise at the Arena Leisure Centre which serves the whole Borough. This is unlikely to change significantly in the future.
<b>Landscape/Townscape</b>				
Townscape No target	Landscape/Townscape character	x	-	Public realm within the Town Centre area is poor with occluded views into, out of and through the Town Centre. Views to the Obelisk in Town Park are obscured. This is unlikely to change significantly in the future.
<b>Climate</b>				
Carbon Dioxide Emissions Target: Reduce CO <sub>2</sub> emission from 670 tonnes	Total Emissions (tonnes)	✓	✓	Total emissions have fallen from 581 tonnes in 2005 to 548 tonnes in 2009 and as such the trend is an improving situation. Given technological advances in vehicle technology and sustainable buildings, emissions should continue to fall in the

Theme & Target	Current Trend	Future Trend	Comments	
to 442 tonnes by 2020			future.	
Flood Risk No target	Camberley Town Centre & Surrounds	✓	?	Town centre unaffected by fluvial flooding and this is likely to remain unchanged in the future even with the advent of climate change as demonstrated by the Borough Council's SFRA. Only one historic flood event identified from other sources but these may become more prevalent as a result of increased frequency of intense rainfall events. As such effect future trend is uncertain.
<b>Soil</b>				
Land affected by contamination No target	Camberley Town Centre	–	–	No target for land affected by contamination. Current information does not suggest any current contamination issues and this is unlikely to change significantly in the absence of development.
% of development on previously developed land Target 60%	Camberley Town Centre	✓	–	Current trends across Surrey Heath show that development on previously developed land far exceed the 60% target.  Considered that future trend within Camberley Town Centre is likely to remain above 60% target.
<b>Air</b>				
Nitrogen Dioxide Target to not exceed an annual mean of 40µgm <sup>-3</sup>	Camberley Town Centre & Wider Area	✓	✓	Current trend of falling NO <sub>2</sub> levels in town centre area, although no data is available for other types of air pollutants, and as such there are gaps in the data.  Future air quality is likely to improve over time given improvements to vehicle technology and replacement of older vehicles.

Theme & Target	Current Trend		Future Trend	Comments
<b>Water</b>				
Water Quality Target to reach 'good' status by 2027	River Blackwater	-	✓	Thames River Basin Management Plan identifies river Blackwater in 'moderate' ecological status up to 2015 with 'good' status by 2027. As such ecological quality of river Blackwater should improve over time.
Water Quality Target to meet 'good' status by 2015	Groundwater	✓	-	Thames River Basin Management Plan identifies Groundwater Zone G32 (Farnborough & Bagshot Beds) as in 'good' status. Status of 'good' to be retained by 2015 and this is likely to be met so no change.
Water Resource No target	Resource & Groundwater	-	-	South East identified as an area of high water stress. South East Water identify water surplus up to 2035. Groundwater availability considered good but over abstracted. This is unlikely to change significantly in the future.
<b>Waste</b>				
Waste Target to recycle 50% of household waste by 2050	Waste produced and recycled	✓	-	Household waste levels are rising, but recycling rates are at 64% as at 2011. Waste levels expected to increase and high recycling rates expected to continue with scope for improvement limited.



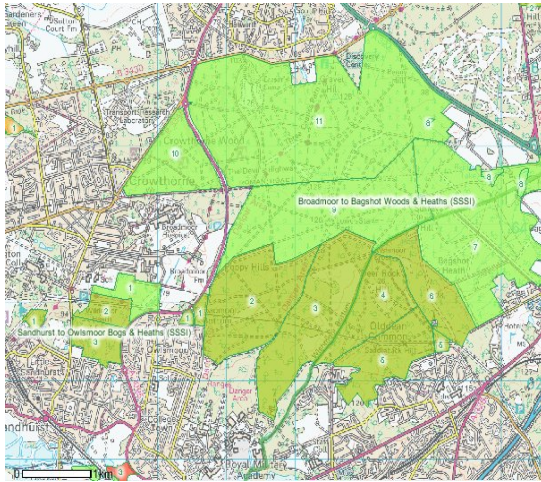
Biodiversity (including flora & fauna)

- 3.11 Camberley Town Centre lies within a predominantly urban area but within close proximity to sites of nature conservation importance at a European and National level.
- 3.12 Specifically, these include areas of heathland protected for its habitat to support three species of ground nesting birds, namely Dartford Warbler, Woodlark and Nightjar. All three species are protected under the Birds Directive (2009/147/EC). The areas of heathland habitat are designated by the Habitats Directive (92/43/EEC, as amended) and the Birds Directive (2009/147/EC) and form part of the wider Thames Basin Heaths Special Protection Area (SPA) which includes elements of the Thursley, Ash, Pirbright and Chobham Common Special Area of Conservation (SAC). The SPA lies 850m to the north, 2.8km to the east, 4.8km to the south and 2.3km to the west of Camberley Town Centre.
- 3.13 Advice from Natural England is that development of net additional dwellings within 5km of the SPA is likely to lead to increased recreational pressure arising from increased population. The increase in recreational pressure is likely to lead to significant effects on the SPA and as such development should not be permitted without any form of avoidance measures. Further, Natural England considers that there are no avoidance measures capable of accommodating net additional dwellings within 400m of the SPA due to urbanising impacts although other forms of development can be permitted.
- 3.14 In order to accommodate residential development within a 5km zone around the SPA (but outside 400m) Natural England working with local authorities affected by the SPA has produced The Thames Basin Heaths Delivery Framework. The Framework sets out the mechanism to avoid adverse impact to the SPA. This includes the provision of Suitable Alternative Natural Greenspace (SANG) to act as land for general recreation to divert people away from the SPA. Additionally to SANG, a Strategic Access Management & Monitoring (SAMM) project has been introduced which puts into place SPA wide monitoring and management.
- 3.15 The areas of Heathland are also designated at a national level as Sites of Special Scientific Interest (SSSIs). The area of heathland to the north of the town centre forms part of the Broadmoor to Bagshot Woods & Heaths SSSI, to the east Colony Bog & Bagshot Heath SSSI, to the south Ash to Brookwood Heaths SSSI and to the west Castle Bottom to Yateley & Hawley Commons SSSI.
- 3.16 Other areas of SSSI which lie within a 7km radius of the town centre and which form part of the Thames Basin Heaths SPA (including areas of the Thursley, Ash, Pirbright and Chobham Common SAC) include Sandhurst to Owlsmoor Bogs & Heaths SSSI and Chobham Common SSSI.
- 3.17 Other SSSI within the Borough not forming part of the Thames Basin Heaths SPA (or Thursley, Ash, Pirbright & Chobham Common SAC) includes the Basingstoke Canal SSSI and Blackwater Valley SSSI. Figures 1-7 show the location of SSSI units. Table 3-3 shows the current condition of the SSSI units against their condition in 2006, 2008, 2010, 2011 and 2012 and whether this meets PSA targets<sup>4</sup>.

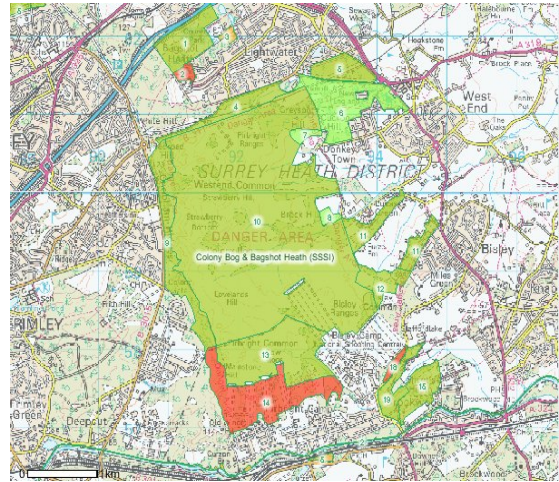
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<sup>4</sup> PSA target is 95% (or above) of sites to be in favourable or unfavourable/recovering status

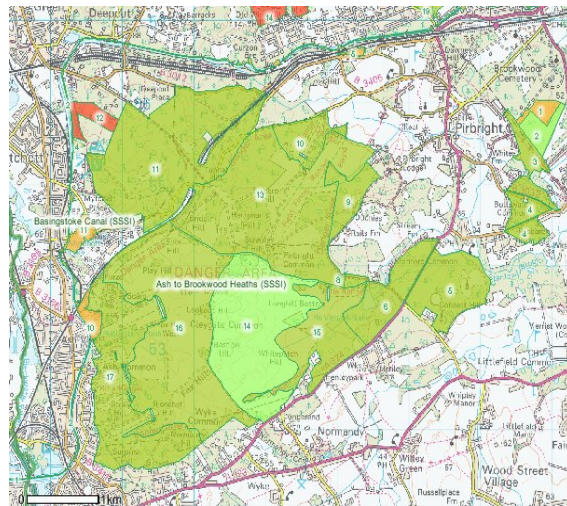
**Figure 2: Broadmoor to Bagshot Woods & Heaths SSSI & Sandhurst to Owlsmoor Bogs & Heaths SSSI**



**Figure 3: Colony Bog to Bagshot Heath**



**Figure 4: Ash to Brookwood Heaths Hawley**



**Figure 5: Castle Bottom to Yateley & Commons SSSI**



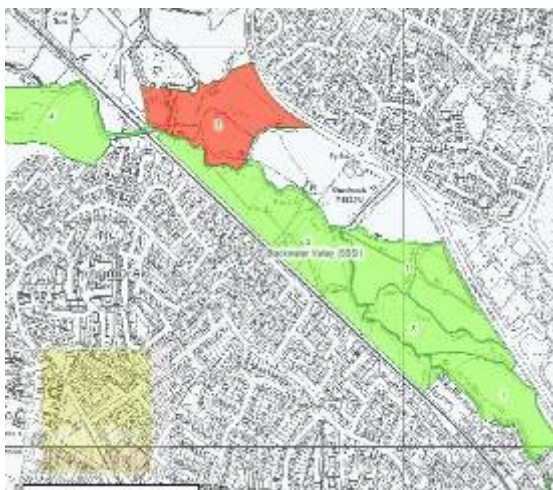
**Figure 6: Chobham Common SSSI**



**Figure 7: Basingstoke Canal SSSI**



**Figure 8: Blackwater Valley SSSI**



**Table 3-3: Condition Status of SSSI units**

Name of SSSI	Area Meeting PSA Target 2012	Area Meeting PSA Target 2011	Area Meeting PSA Target 2010	Area Meeting PSA Target 2008	Area Meeting PSA Target 2006
Broadmoor to Bagshot Woods & Heaths	100%	100%	100%	85.5%	85.5%
Sandhurst to Owlsmoor Bogs and Heaths	100%	100%	No data	No data	No data
Colony Bog to Bagshot Heath	98.87%	91.64%	98.87%	94.29%	23%
Ash to Brookwood Heaths	99.03%	98.44%	98.44%	97.7%	66%
Castle Bottom to Yateley & Hawley Commons	93.06%	93.06%	95.88%	No data	No data
Chobham Common	94.44%	94.44%	15.76%	No data	80%
Basingstoke Canal	27.07%	27.07%	27.07%	12.85%	19%
Blackwater Valley	100%	100%	100%	No data	No data

- 3.18 The Borough also contains a number of locally designated sites such as Sites of Nature Conservation Importance (SNCIs). The nearest SNCI to the town centre lies just north of the A30 London Road within the grounds of the Royal Military Academy and Staff College (Sandhurst RMA SNCI). The nature conservation interest is heath and mire (bog) which is a priority habitat in the Surrey Biodiversity Action Plan (BAP), although the site also contains areas of woodland. The site is approximately 57ha in area and when last surveyed in 2003 was found to be in favourable condition.

*Likely Future Conditions, Issues and Problems*

- 3.19 The general trend is an improving condition for areas of biodiversity importance both at International and national level. However, there are some areas whilst meeting the PSA target previously do not meet the PSA in 2012 and as such not all sites have improved. A general improving trend is likely to continue into the future as better management regimes are implemented. The area of sites covered by international, national and local designations is not expected to change significantly.
- 3.20 The issue of an increasing population is likely to continue to place pressure on designated sites. Therefore the need to protect internationally designated sites and the securing of avoidance measures is an issue likely to continue into the future. Problems identified include some SSSI units and sites not being in a favourable, unfavourable/recovering condition and therefore not meeting PSA targets.

Issue or Problem	Source	How will AAP address this?
Increased recreational pressure on SPA leading to deterioration and/or fragmentation of habitat including SSSI units.	Baseline Information Thames Basin Heaths Delivery Framework	All net additional residential development allocated in the AAP will require SPA avoidance measures in the form of SANG and make contribution toward SAMM. Overarching approach to SANG & SAMM is contained within the Core Strategy and AAP should be consistent with this.

### Population

- 3.21 The baseline population of Town Ward currently stands at around 3,967<sup>5</sup> people split as 48% males and 52% females<sup>6</sup>. The ethnic mix of residents is predominantly white at 93% with the Black and Minority Ethnic (BME) groups at 7%, the largest group of which is Asian or British Asian at 3%. This is a slightly higher BME population than the rest of the Borough and South East of England (5%). Table 3-4 sets out the Ethnicity of Town Ward compared with the rest of the Borough and South East of England. Although this data is based on the 2001 census, the 2011 census data broken down to ward level has not been published at the time of this appraisal. Therefore the 2001 census data is the most up to date.

**Table 3-4: Ethnicity of Town Ward, Rest of Borough and South East<sup>7</sup>**

	Town Ward	Surrey Heath	South East
White	93%	95%	95%
Mixed	1%	1%	1%
Asian or Asian British	3%	2%	2%
Black or Black British	1%	1%	1%
Chinese or Other Ethnic Group	1%	1%	1%

- 3.22 The age structure of the Town Ward population is as set out in Table 3-4. Compared to the rest of the Borough there is a slightly higher percentage of people aged under 30 and slightly higher percentage of those aged over 65 within Town Ward compared to the rest of the Borough.

**Table 3-5: Age Breakdown of Population by Number<sup>8</sup>**

	Town Ward	Rest of Borough	South East
0-4	240 (6%)	4,929 (6%)	472,501 (6%)
5-11	270 (7%)	7,428 (9%)	715,452 (9%)
12-19	435 (11%)	7,776 (10%)	790,970 (10%)
20-29	492 (12%)	8,362 (10%)	961,943 (12%)
30-39	651 (16%)	13,526 (17%)	1,231,659 (15%)

<sup>5</sup> Census 2001

<sup>6</sup> Neighbourhood Statistics

<sup>7</sup> As for reference 5

<sup>8</sup> As for reference 5

40-49	530 (13%)	12,017 (15%)	1,095,027 (14%)
50-65	694 (18%)	16,100 (20%)	1,498,110 (19%)
66-74	303 (7%)	5,447 (7%)	594,864 (7%)
75-89	301 (7%)	4,279 (5%)	579,927 (7%)
90+	51 (1%)	450 (1%)	60,192 (1%)
<b>Total</b>	<b>3,967</b>	<b>80,314</b>	<b>8,000,645</b>

- 3.23 Surrey Heath has a higher population density when compared to the South East and Town Ward has a higher population density than the Borough of Surrey Heath and the South East.

**Table 3-6: Population Density<sup>9</sup>**

	<b>Town Ward</b>	<b>Rest of Borough<sup>10</sup></b>	<b>South East</b>
<b>Total Population</b>	3,967	80,314	8,000,645
<b>Area (ha)</b>	263	9,509	1,906,971
<b>Persons per hectare</b>	15.10	8.45	4.20

- 3.24 Indices of multiple deprivation (IMD) provide an indication of levels of deprivation for a number of topic areas including health, employment etc. Combined IMD scores for 2010 show that the area immediately around the town centre falls into the category of least deprivation. However, areas close to the town centre such as Yorktown and Old Dean show higher levels of deprivation. IMD scores are mapped as shown on Figure 8, with higher scores in the key indicating areas of least deprivation. The area within the purple outline includes the town centre.

*Likely Future Conditions, Issues and Problems*

- 3.25 Current trends show increasing levels of deprivation, with IMD scores falling from 30,873 in 2004 to 28,490 in 2010. However, this has to be considered in the context that the 2010 score still indicates an overall low level of deprivation (a score of 1 indicates the highest level of deprivation). It is considered that the area around the Town Centre is likely to remain one of low deprivation.
- 3.26 The population profile is likely to remain relatively static, although the general trend in the rest of the Borough of an ageing population is likely to be reflected in future age

<sup>9</sup> Census 2001

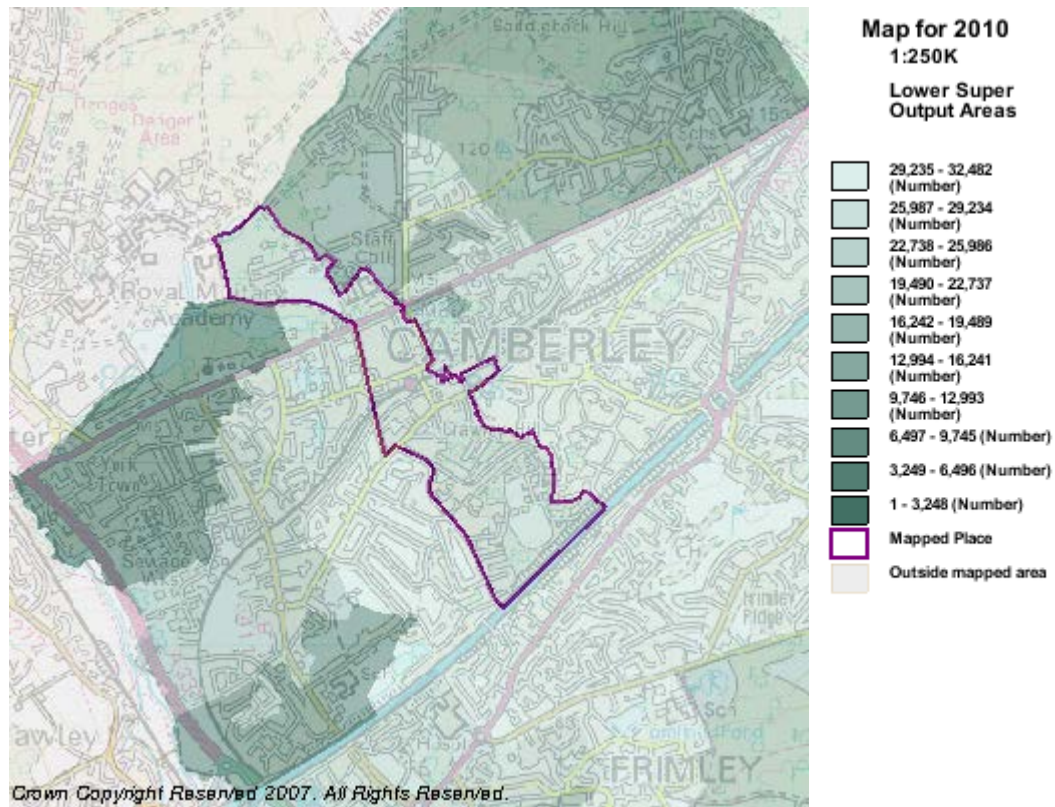
<sup>10</sup> Census 2011 data shows Surrey Heath population at around 86,500 which equates to population density of 9.09 persons per hectare.

profiles. The ethnic mix of residents is not considered to deviate significantly from that currently observed. The population of Town Ward is likely to have increased since the 2001 Census given the development of The Atrium in 2007. As such the overall population of Town Ward is likely to continue to increase.

- 3.27 An increasing population is likely to require additional housing and infrastructure and place pressure on existing services and facilities. An ageing population may require bespoke services and housing needs and lead to new employment opportunities being filled by people from outside of the Borough leading to increased in-commuting and associated issues with congestion and transport infrastructure.

Issue or Problem	Source	How will AAP address this?
Increasing population likely to require additional housing and related infrastructure	Baseline Information	AAP will allocate some housing, but needs to ensure no significant effect on SPA. Related infrastructure for redevelopment of town centre should be included in AAP
Ageing population may require bespoke services and housing needs	Baseline information	AAP should allocate a proportion of housing to lifetime homes standards. Services for ageing population not dependent on town centre location.
Reduction in working age population may result in increased in-commuting.	Baseline information	AAP should ensure policy mechanism to bring about improvements to public transport.

**Figure 9: Mapped IMD Scores in and around Camberley Town Centre**

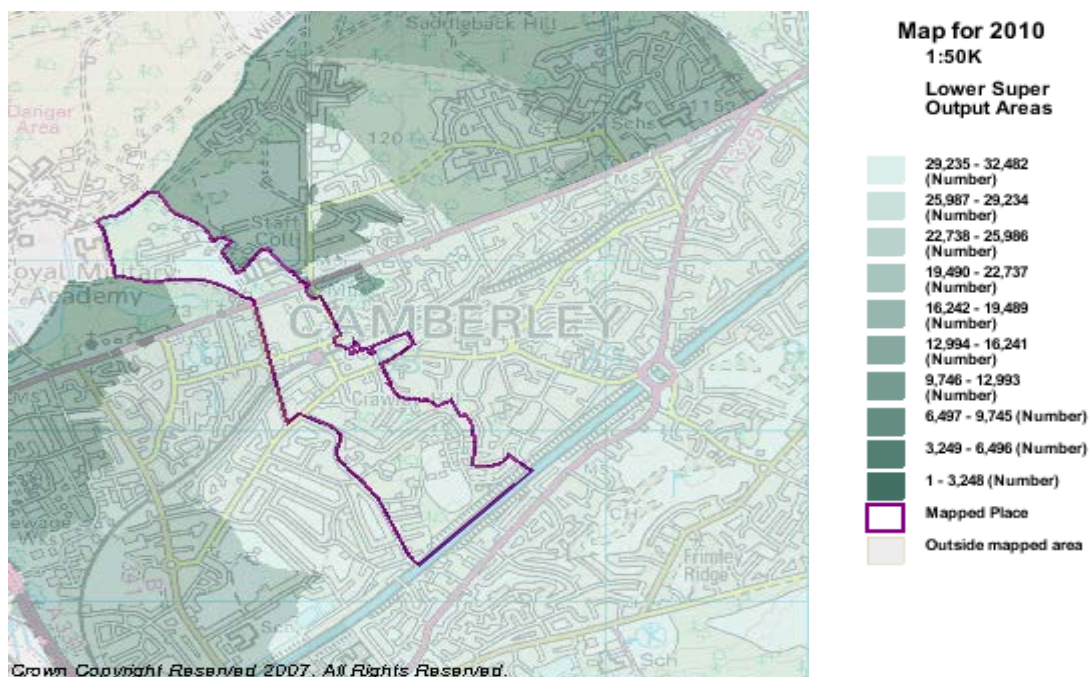




### Human Health

- 3.28 The World Health Organisation defines health as a state of complete physical, mental and social well-being and not merely the absence of disease<sup>11</sup>. Health can be affected by both environmental and social factors such as poor air quality or high levels of deprivation.
- 3.29 The Indices of Multiple Deprivation scores for health within Town Ward were 30,919 in 2004, which fell slightly to 29,565 in 2010. The fall is not considered significant in terms overall levels of health deprivation, given that a score of 1 indicates areas of highest deprivation. Further, Surrey Heath is currently ranked as the 9<sup>th</sup> best area in the UK in terms of quality of life rankings<sup>12</sup>. Areas around the town centre do have higher levels of health deprivation; however this should be seen in the context of overall health scores. Health indices are mapped as shown in Figure 9.
- 3.30 Current Health Profiles<sup>13</sup> for Surrey Heath show that the areas around the town centre have an average life expectancy of 79 years for males and 84 years for females. This is slightly lower than the Borough average. Although a Borough wide issue the Health Profiles also show that the level of physically active children is significantly worse than the England average.
- 3.31 Health benefits can come from the provision of open space and leisure facilities. To the east, but within the boundary of the AAP area lies Town Park a 1.6ha area of open space. Outside of the AAP area but approximately 100m to the west is the Arena Leisure Centre and London Road Recreation Ground. The Atrium on Park Street also contains a gym, ten pin bowling and cinema complex. However, there is a lack of open space within the town centre itself which could benefit social interaction.

**Figure 10: Mapped Health Deprivation Scores**



<sup>11</sup> World Health Organisation (1948) Preamble to Constitution of the World Health Organisation

<sup>12</sup> Quality of Life Rankings (2011) Halifax. Available at:

[http://www.lloydsbankinggroup.com/media/pdfs/halifax/2011/050911Quality\\_of\\_Life\\_and\\_savings.pdf](http://www.lloydsbankinggroup.com/media/pdfs/halifax/2011/050911Quality_of_Life_and_savings.pdf)

<sup>13</sup> Community Health Profiles (2011). Available at

[http://www.apho.org.uk/default.aspx?QN=HP\\_METADATA&AreaID=50591](http://www.apho.org.uk/default.aspx?QN=HP_METADATA&AreaID=50591)

*Likely Future Conditions, Issues and Problems*

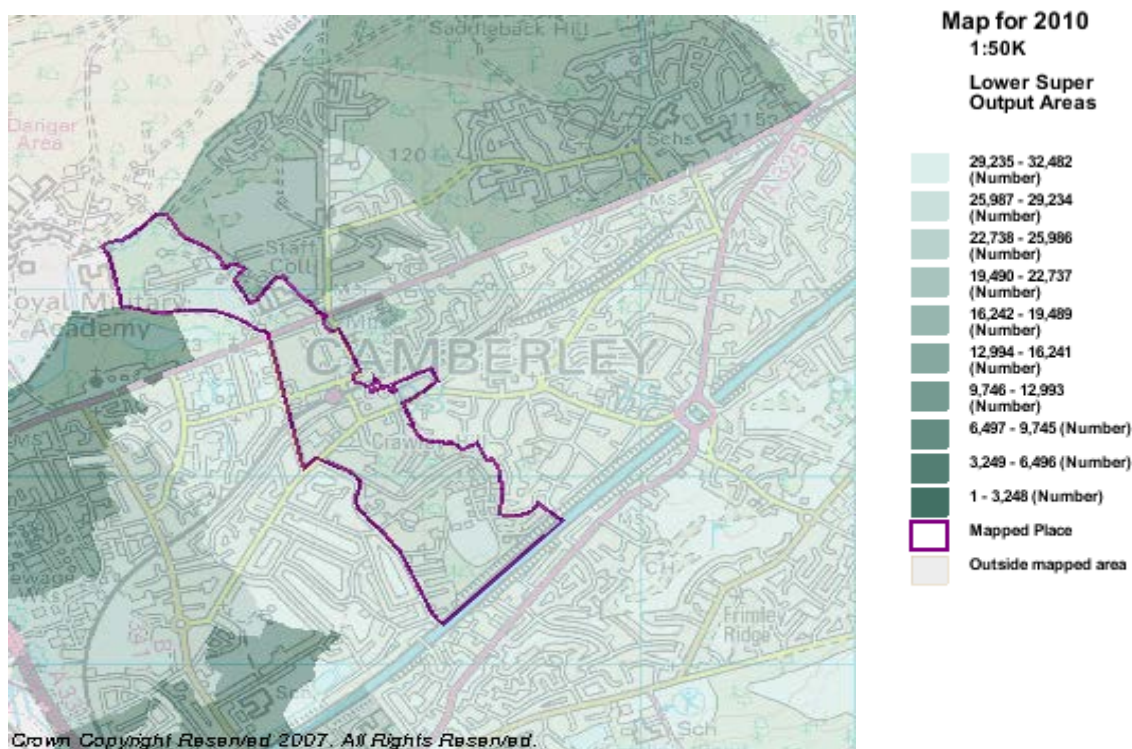
- 3.32 It is considered that low levels of health deprivation will remain into the future and life expectancy will continue to rise steadily, which mirrors trends in the rest of the Borough and the South East region as a whole.
- 3.33 Increased life expectancy brings with it potential issues and problems of limiting long term illness which has implications for quality of life and available health services. However, this could be tempered by the area around the town centre benefitting from open space and leisure provision.
- 3.34 The physical activity levels of children are significantly lower than the England average and is a problem not just for the area around the town centre but also the rest of the Borough.

Issue or Problem	Source	How will AAP address this?
Increased life expectancy increases pressure on health services	Baseline Information	Health infrastructure is not dependent on a town centre location and is potentially outside the scope of the AAP
Child physical activity rates significantly below England Average	Baseline Information	Existing open space, sport and leisure facilities within town centre will aid improvement but AAP should set policy context for improving accessibility and attractiveness of such facilities and promote further open space areas.

### Economy & Employment

- 3.35 Despite the recent recession the Surrey Heath economy is buoyant with low rates of unemployment (4.7%) compared to the South East (6%) and UK as a whole (7.7%). However the percentage of the population of a working age is declining (63.8%) and is currently less than the South East (64.1%) and UK (65%). Employment indices are mapped in Figure 10. The employment indices have fallen from 29,206 in 2004 to 26,596 in 2010 indicating a higher level of deprivation. However, this has to be seen in the context of overall deprivation where a score of 1 is the highest level of deprivation.

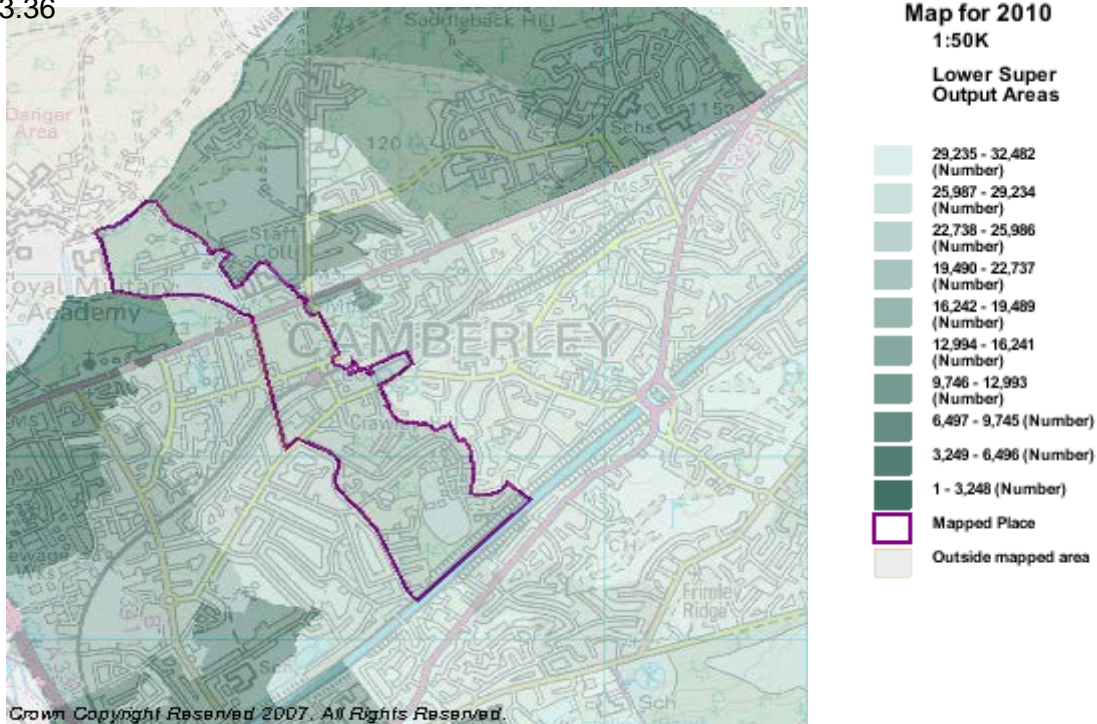
**Figure 11: Indices of Employment Deprivation**



- 3.36 The main employment sector in Surrey Heath is finance and IT at 29.7% compared to 24% in the South East. The majority of Surrey Heath residents are employed as managers/senior officials or as professionals (61.2%) which is higher than the South East average (48.2%). The majority of employment floorspace is located within the Core Employment Areas which sit to the west of the Borough, but Camberley Town Centre continues to retain employment floorspace for offices. As at 2000 there were 61,412sqm of B use class employment floorspace in Camberley Town Centre. However, town centre offices suffer from high vacancy rates and recent planning permissions have been granted to redevelop existing offices to other uses.
- 3.37 The Town Ward has a low level of income deprivation whilst other areas close to but outside of Town Ward suffering from higher levels. However, this has to be seen in the context of the rest of the South East and UK. Income indices are mapped in Figure 11. Indices fell from 28,783 in 2004 to 23,830 in 2007 but have since risen again to 25,307 in 2010.

**Figure 12: Indices of Income Deprivation**

3.36



3.38 As at 2011 there were approximately 56,671sqm of net tradeable retail sales space in Camberley Town Centre and compared to the UK as a whole there is a low level of convenience retail compared to comparison<sup>14</sup>. The number of retail units in the Town Centre and their type as at 2010 are listed in Table 3-7. Compared to its competitors, Zone A retail rents are lower in Camberley then for Basingstoke and Guildford, but higher than Aldershot, Bracknell, Farnborough and Woking. Vacancy levels are also higher however, this reflects the establishment of new outlets in The Atrium development rather than any weakness in the Town Centre as a whole.

**Table 3-7: Retail Uses in Camberley Town Centre (2010)<sup>15</sup>**

Retail Type	Number of Units	%	National Average	Sqm	%	National Average
Convenience	10	4	10	4,311	8	17
Comparison	122	50	43	30,166	53	49
Service	59	24	34	11,371	20	22
Vacant	52	21	12	11,018	19	11

<sup>14</sup> Surrey Heath Retail Study (2007) Chase & Partners. Available at: <http://www.surreyheath.gov.uk/Surrey%20Heath%20Borough%20Council/Planning%20Policy%20and%20Conservation/Surrey%20Heath%20RNA%20final%20210307.pdf>

<sup>15</sup> Surrey Heath Retail Study (2010) Chase & Partners. Available at: <http://www.surreyheath.gov.uk/Surrey%20Heath%20Borough%20Council/Planning%20Policy%20and%20Conservation/SHRetailStudyUpdate.pdf>

- 3.39 In 2002 the number of people employed in Camberley Town Centre was mainly in the retail sector at 2,580 with employment in offices following closely behind at 2,290. This increased to 2,320 by 2004. The number of people employed in offices within the Town Centre is likely to have declined since 2004, given high office vacancy rates.
- 3.40 Several factors are considered to result in the high office vacancy rate in Camberley Town Centre, one being the age and condition of the office stock and the other that Camberley does not benefit from a direct rail link to London, aside from very limited services early in the morning<sup>16</sup>. Further, the current economic climate has seen a depressed office market with new lettings predominantly occurring for out of town Grade A space.

*Likely Future Conditions, Issues and Problems*

- 3.41 It is considered that low levels of both income and employment deprivation will continue into the future given the relative buoyancy of the local economy and low unemployment in comparison with the national picture.
- 3.42 Given the condition of the office stock in the town centre it is considered that the high level of office vacancies will continue in the future. As such, the role of the town centre as a location for office employment is likely to decline with retail, leisure and service employment taking a stronger role, even in the absence of the plan and the continuation of existing policies.
- 3.43 Given the performance of the town centre and local economy, it is considered that Zone A retail rental levels are likely to remain competitive with neighbouring centres.

Issue or Problem	Source	How will AAP address this?
High level of office vacancies continue into the future	Baseline Information Employment Land Review	Core Strategy Policy CP8 sets out that employment floorspace can be lost. This will need to be expanded within the AAP.

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<sup>16</sup> Surrey Heath, Hart & Rushmoor Employment Land Review (2009) Nathaniel Lichfield & Partners. Available at: <http://www.surreyheath.gov.uk/Surrey%20Heath%20Borough%20Council/Planning%20Policy%20and%20Conservation/EmploymentLandReview2009MainReport.pdf>

## Transport

- 3.44 Government Policy and Policy CP11 of the Core Strategy & Development Management Policies DPD recognise the need to reduce congestion on the highway network and to encourage other forms of transport including walking and cycling.
- 3.45 The key mode of transport within the Borough is the private car with public transport including walking and cycling, contributing less than 11% of Surrey Heath resident's travel to work patterns. However 22% of Town Ward residents travel to work by public transport/walking/cycling<sup>17</sup>.

**Table 3-8: Travel to Work Patterns**

Mode of Transport	Town Ward (%)	Surrey Heath (%)
Work from Home	11.99	10.78
Underground	0.16	0.14
Train	6.18	4.76
Bus, Minibus or Coach	1.94	1.72
Taxi or Minicab	0.26	0.19
Car or Van	66.63	67.85
Passenger in Car or Van	3.35	4.46
Motorcycle, Scooter or Moped	0.68	0.91
Bicycle	3.56	1.94
On foot	10.42	6.81
Other	0.84	0.43

- 3.46 The highway network in Surrey Heath suffers congestion in certain areas, especially at peak times. The Borough Council's Transport evidence base<sup>18, 19</sup> shows that on the highway network at present, issues arise on the A331 Blackwater Valley Relief Road, the A325 Portsmouth Road, specifically around Frimley Park Hospital and approaches to M3 junctions 3 and 4. However, the highway network around Camberley Town Centre appears to operate within capacity, although this may not be the case at weekends when people are more likely to access the town centre for shopping and leisure activities.
- 3.47 Camberley has a rail station situated within the boundary of the town centre and which is served by a branch rail line between Ascot and Guildford. Aside from a few very early morning services there are no direct rail links to London with commuters required to change at Ascot.
- 3.48 Camberley Town Centre is however served by good bus links to the wider Blackwater Valley with the Number 1 bus service running frequent and regular services between Old Dean and Aldershot. A bus lane is situated just west of the town centre on the A30

<sup>17</sup> Neighbourhood Statistics

<sup>18</sup> Transport Evaluation for Surrey Heath Borough Council's Core Strategy (2010) Surrey County Council. Available at: <http://www.surreyheath.gov.uk/Surrey%20Heath%20Borough%20Council/Planning%20Policy%20and%20Conservation/TransportStatement2010FinalOct2010.pdf>

<sup>19</sup> Transport Assessment for the M3 Corridor J3-4a Joint LDF Study (2011) Surrey County Council. Available at:

<http://www.surreyheath.gov.uk/Surrey%20Heath%20Borough%20Council/Planning%20Policy%20and%20Conservation/CDSHBC415aTransportAssessmentforM3Corridor.pdf>

which runs in an east to west direction towards the Meadows Gyratory. This has improved bus journey times.

*Likely Future Conditions, Issues and Problems*

- 3.49 The high level of dependence on the private car is likely to continue into the future which coupled with the continued lack of a direct rail link to London and the wider Blackwater Valley Area from Camberley is likely to increase the number of car journeys on the highway network in peak hours. Weekend traffic is also likely to increase pressures on the highway network in and around Camberley Town Centre. As such increased incidence of congestion could occur in and around the Town Centre.

Issue or Problem	Source	How will AAP address this?
Increased congestion on roads in and around the town centre particularly at during peak hours and at weekends.	Baseline information	AAP should expand upon Core Strategy Policy CP11 in terms of specific transport measures for Camberley Town Centre.
Continued lack of direct rail links to London	Baseline information	Lobbying network rail for additional services into London is beyond the scope of the AAP.

### Cultural Heritage (including Architectural & Archaeological Heritage)

- 3.50 The UNESCO World Heritage Convention (1972) defines the scope of cultural heritage as: -
- Monuments – architectural works, works of monumental sculpture, elements of structures of an archaeological nature, inscriptions, cave dwellings and combinations of features which are of outstanding values from the point of view of history, art or science;
  - Groups of buildings – groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape are of outstanding universal value from the point of view of history, art or science; and
  - Sites – works of man or the combined works of nature and man, and areas including archaeological sites, which are of outstanding universal value from the historical, aesthetic, ethnological or anthropological point of view.
- 3.51 Within the boundary of the Town Centre area there are no statutorily listed buildings but numbers 24-26 High Street are locally listed. The Obelisk is a Grade II listed structure and is located within Town Park.
- 3.52 Adjacent to the Town Centre is the Grade II listed church of St Tarcisius and Grade II listed Grand Lodge at the entrance to Staff College off the A30. Locally listed buildings are also set adjacent to St Tarcisius at 227-231 London Road and 1-5 Grand Avenue. A conservation area also lies north of the Town Centre boundary at the Royal Military Academy/Staff College.
- 3.53 There are no scheduled ancient monuments within or adjacent to the Town Centre boundary or historic parks or gardens. No area of the Town Centre is covered by an area of high archaeological potential and given the level of redevelopment of this area in the past it is unlikely that any finds would be forthcoming.

#### *Likely Future Conditions, Issues and Problems*

- 3.54 There is unlikely to be a significant change in the current situation, although the Borough Council could designate additional locally listed buildings in the future if they were considered of architectural or historical merit.
- 3.55 No problems with cultural heritage have been identified. The buildings and structures as already listed will require protecting in the future and this may be an issue should development come forward on or within the vicinity of the High Street or if development affects the setting of listed buildings and conservation areas (whether statutory or local) within or outside of the Town Centre boundary.



Issue or Problem	Source	How will AAP address this?
Development could affect locally listed buildings on High Street	Baseline information	AAP should ensure that protection/enhancement of historic environment is considered in High Street Area.
Development could affect the setting of listed buildings/structures and conservation areas	Baseline information	Core Strategy Policy DM17 already sets out guidance in terms of historic environment and AAP need not repeat this unless specific advice is necessary.

### Material Assets

- 3.56 Although there is no set definition of what constitutes material assets, this section will focus on housing, infrastructure and minerals.
- 3.57 As at 2001, there were 1,946 dwellings in Town Ward with accommodation types including bungalows, flats, maisonettes and houses. The percentage of spaces within flats, apartments and maisonettes including converted housing in 2001 was around 34% which compares to the Borough average of 14%<sup>20</sup>. This is to be expected in a ward where a town centre location would have a higher proportion of high density residential schemes incorporating flatted units. This percentage is likely to have increased since 2001 given the additional 217 flats within The Atrium and 23 units in the conversion of St Georges Court.
- 3.58 The number of one person households is around 32% which compares to the Borough average of 24%. The number of households owning their own property is 70% compared to 81% in the rest of the Borough with the number of renting households at 6% for social rent and 15% for private rent. This compares to 9% social rent and 9% private rent in the rest of the Borough.
- 3.59 Evidence of housing need and demand<sup>21</sup> in the Camberley area, which includes Town Ward shows a surplus of private housing stock for 1 & 2 bed dwellings but a shortfall for 3 bed dwellings, particularly housing. Conversely, there is a shortfall of 1 & 2 bed affordable units.
- 3.60 Town Ward is served by a number of infrastructure services/facilities which also serve the wider area. Facilities within the AAP boundary include Camberley Rail Station, Camberley Library, Camberley Theatre, Holy Cross Church, Portesbery School, Camberley Police Station and the Ian Goodchild Centre. Facilities within close proximity to the AAP boundary include The Arena Leisure Centre, Camberley Infant School, France Hill Adult Education Centre, London Road Mosque and St Michaels Church.
- 3.61 The Town Centre is also served by all relevant utility services including gas, electricity, telecoms and water including waste water drainage systems which flow to Camberley Sewage Treatment works. The major highway access into the town centre and wider area is the A30 London Road which is partly duelled around the Knoll Road junction. Other local roads cross through and into/out of the town centre including Knoll Road, Pembroke Broadway, Southern Road, High Street/Heathcote Road, Southwell Park Road and Park Street.
- 3.62 The Infrastructure Needs Assessment 2011<sup>22</sup> identifies a shortfall in indoor sports provision particularly with respect to swimming pool lanes. The Arena Leisure Centre is the only facility within the Borough which offers public swimming facilities. The Ian Goodchild Centre is owned and operated by the Borough Council and is currently

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<sup>20</sup> Neighbourhood Statistics

<sup>21</sup> Surrey Heath, Hart & Rushmoor: Balancing Housing Markets, Housing Stock Analysis (2008) DCA. Available at:

<http://www.surreyheath.gov.uk/Surrey%20Heath%20Borough%20Council/Planning%20Policy%20and%20Conservation/BalancingHousingMarketsHousingStockAnalysis2008.pdf>

<sup>22</sup> Infrastructure Needs Assessment (2011) SHBC. Available at:

<http://www.surreyheath.gov.uk/Surrey%20Heath%20Borough%20Council/Planning%20Policy%20and%20Conservation/CDSHBC424aInfrastructureNeedsAssessment2011.pdf>

unused, but can serve as a community facility.

3.63 There are no identified capacity issues with respect to gas, electricity or water supply and no specific capacity issues have been identified with waste water drainage.

3.64 The Surrey Minerals Plan: Core Strategy 2011 does not highlight any areas of Town Ward or the rest of the Borough as safeguarded for mineral workings.

*Likely Future Conditions, Issues and Problems*

3.65 Given increasing population levels it is considered that the need and demand for housing will continue into the future and that the Town Centre will continue to provide higher density and smaller flatted developments in the main. The main type of occupation will continue to be owned rather than rented. The proportion of one person households in the Town Ward is likely to continue to be higher than the rest of the Borough. Opportunities for increasing affordable housing supply will be limited.

3.66 An increasing population is likely to increase pressures on existing services/facilities, although this is not expected to be at a level which would be significantly detrimental.

Issue or Problem	Source	How will AAP address this?
Increasing population increases demand for affordable units, especially 1 & 2 bed units	Baseline information Balancing Housing Markets	Core Strategy Policy CP5 sets out requirements for affordable housing and AAP need not repeat this. Core Strategy Policy CP6 sets out mix of unit types expected in new development. AAP could depart from Policy CP6 to reflect more specific needs.
Pressure on demand for family accommodation, especially 3 bed houses increasing	Baseline information Balancing Housing Markets	AAP should maximise opportunities to provide family accommodation in areas outside main town centre area but within AAP boundary.
Additional pressures on existing infrastructure services/facilities	Baseline information	AAP should ensure infrastructure issues are considered and plan for additional capacity where appropriate.

### Landscape/Townscape

- 3.67 The landscape characteristic of Camberley Town Centre is predominated by its urban form with respect to buildings, roads, areas of hard landscaping and street furniture, although Town Park is an area of open green space lying to the east of the Centre and green spaces lie to the north at Staff College and west at the London Road Recreation Ground and Arena Leisure Centre.
- 3.68 The west of the Town Centre area is dominated by The Atrium Development which comprises retail, leisure and residential accommodation over 4/5 storeys. The central area of the Town Centre is dominated by the Mall, an indoor retail centre which accesses both Park Street to the west and High Street to the East.
- 3.69 The High Street area contains various building forms including from its Victorian/Edwardian heritage through to more modern 1960s/70s built form. The central area of High Street contains buildings of no more than 2/3 storeys in height with the southern and northern areas containing larger buildings of less architectural merit.
- 3.70 The London Road frontage to the north of the centre is characterised by two story retail units of mixed styles and designs which fronts onto the A30 London Road. To the south Pembroke Broadway is a duelled road with main square multi-story car park and Ashwood House to its north and Camberley Rail Station, Travel Lodge Hotel and Pembroke House to the south.
- 3.71 Further to the east Town Park provides green space adjacent to Knoll Road which itself is characterised by 3 to 4 storey office buildings on the western side and civic uses on the east. The southern end of Knoll Road contains the multi-story car park adjacent Portesberry Road and extensive areas of hardstanding behind the Library, Camberley Theatre and Holy Cross Church which is interspersed with limited soft landscaping.
- 3.72 The topography of the Town Centre area rises gently from west to east and from south to north so that the London Road frontage sits higher than Pembroke Broadway and Park Street. The gradient increases further to the east where the land rises from Knoll Road through Town Park and Portesberry Road with particularly steep gradients between Knoll Road multi-storey car park and Portesberry Hill School and the Police Station. This area of steeper gradient is also dominated by a small area of woodland.
- 3.73 There are no dominant landscape/townscape views or vistas into or out of the Town Centre and views within and through the Town Centre are occluded either through the closing off of the mall between Park Street and High Street or by narrow walkways between High Street & Knoll Road and Obelisk Way & London Road. Views of the Obelisk, a key man made landscape feature, which sits within Town Park and elevated to the Town Centre is also obscured to the wider area by existing built form along High Street and London Road. The overall townscape of the Town Centre is poor in terms of its public realm.

### *Likely Future Conditions, Issues and Problems*

- 3.74 It is considered that many of the landscape/townscape features associated with the Town Centre and its views and vistas will remain relatively unchanged in the future.
- 3.75 The quality of the townscape both in terms of its public realm and the occlusion of views within and through the Town Centre remain an issue.

Issue or Problem	Source	How will AAP address this?
Poor public realm with occluded views through the Town Centre and to landscape features.	Baseline information	AAP should seek to address public realm issues and improve views/vistas through the Town Centre.

## Climate

- 3.76 There is a general scientific consensus that the world's climate is changing as a result of accumulations of greenhouse gases (GHG) predominantly as a result of anthropogenic activities. The main contributor to climate change is the greenhouse gas carbon dioxide.
- 3.77 Predicted effects of climate change for the south east of England include hotter drier summers and milder but wetter winters with more intense rainfall events. This has the potential to increase flood events both in terms of risk and severity, damage to native habitats and migration of species and/or potential extinction of native plants and animals.
- 3.78 The Climate Change Act 2008 sets out legally binding targets of reducing carbon dioxide to 80% below 1990 levels by 2050 and at 28-32% by 2020.
- 3.79 Data concerning emissions of carbon dioxide from the Town Centre or Town Ward are not available, but emissions for the Borough of Surrey Heath are, and will be used to consider existing trends. Emissions data<sup>23</sup> show that levels of carbon dioxide (within the scope of influence of local authorities) per capita in Surrey Heath fell from a figure of 7.1 tonnes per capita in 2005 to 6.5 tonnes per capita in 2009.
- 3.80 The total tonnes of carbon dioxide produced in Surrey Heath also fell from 557 tonnes in 2005 to 549 tonnes in 2009. The largest contributor to carbon dioxide emissions in Surrey Heath in 2009 was the industrial and commercial sector closely followed by domestic. However, the general trend is rising emissions from industry & commercial and decreasing emissions from domestic and road transport. However, the fall in domestic emissions in 2009 could be as a result of recessionary influences at that time rather than a long term trend. Reducing carbon dioxide emissions from both new build residential and non-residential development is a national priority given the introduction of the Code for Sustainable Homes and BREEAM standards.

**Table 3-9: Carbon Dioxide Emissions per Year (tonnes) in Surrey Heath**

	<b>Industry &amp; Commercial</b>	<b>Domestic</b>	<b>Road Transport</b>
2005	191	231	159
2006	197	232	156
2007	199	226	155
2008	223	227	148
2009	204	202	142

- 3.81 The Thames Catchment Flood Management Plan (CFMP)<sup>24</sup> identifies Camberley as lying in a zone of 'expanding towns in floodplain locations' with sources of flooding identified as a combination of river, surface water and sewer systems. Working with Local Planning Authority's, the plan aims to avoid any increase in flood risk from future urban expansion, including in the Blackwater Valley. The CFMP Policy for the sub-area is continue to manage risks effectively but further action may be required to keep pace with climate change. The Environment Agency maintains watercourses in the Borough designated as 'main rivers' by increasing the efficiency of existing capacity through

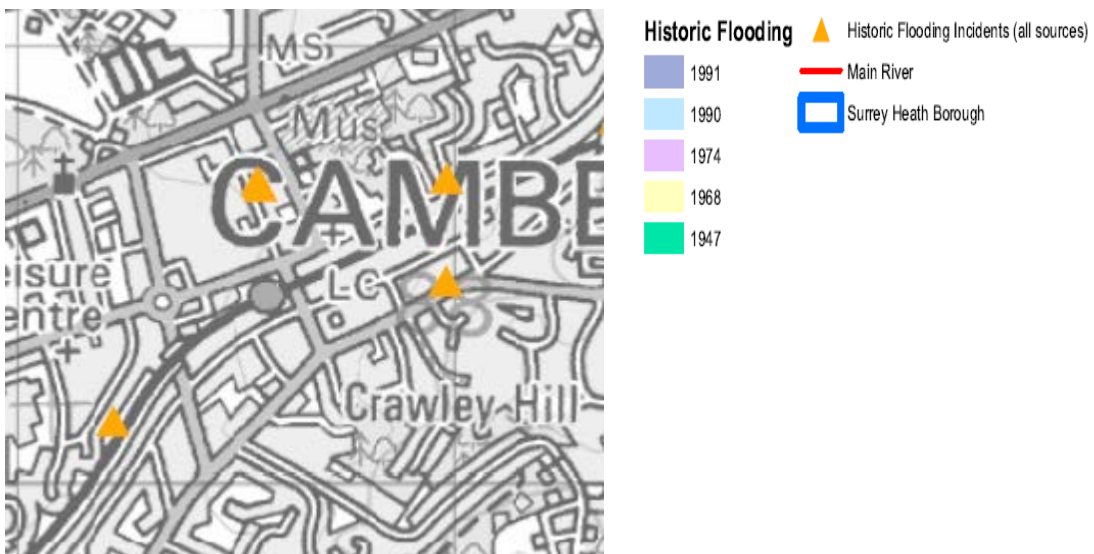
<sup>23</sup> Available at: <http://www.decc.gov.uk/Media/viewfile.ashx?FilePath=11/stats/climate-change/2767-emissions-within-the-scope-of-influence-of-local-a.xls&filetype=4&minwidth=true>

<sup>24</sup> Thames Catchment Flood Management Plan: Summary (2009) Environment Agency. Available at: <http://publications.environment-agency.gov.uk/pdf/GETH1209BQYL-e-e.pdf>

undertaking channel maintenance on a yearly basis. This involves removal of debris and trimming back bankside vegetation.

- 3.82 Camberley Town Centre does not lie in an area liable to flooding from fluvial (river) Sources. The Borough Council's Strategic Flood Risk Assessment (SFRA)<sup>25</sup> does however identify one historic non-fluvial flood event within the Town Centre, located around the High Street area. The type of flood event has not been identified in terms of whether it was from run-off, sewer or groundwater inundation. Historic flood events are highlighted on Figure 12 by a yellow triangle. The Borough Council has recently made two bids to the Environment Agency's Flood Defence Grant in Aid and these are currently under assessment. Both bids relate to projects within Chobham and are not associated with Camberley Town Centre.

**Figure 13: Historic Flood Events in and around Camberley Town Centre**



#### *Likely Future Conditions, Issues & Problems*

- 3.83 Even with the advent of climate change the Borough Council's SFRA indicates that it is unlikely that fluvial flood risks will increase within Camberley Town Centre given its location with respect to surrounding water courses. Given the potential for more intense rainfall events coupled with the amount of existing hard landscaping in and around the Town Centre the issue of flooding from other sources arises and is an uncertain effect moving into the future.
- 3.84 Whilst it could be considered that carbon dioxide emissions will continue to rise in the future given the reliance on travelling by car and the need for additional dwellings, there is the potential for technological advances including clean energy and increased levels of sustainability in buildings. This could help stabilise emissions, although the estimate for temperature increases and rainfall are unlikely to change significantly.

<sup>25</sup> Strategic Flood Risk Assessment Summary: Appendix B (2009) Capita Symonds. Available at: <http://www.surreyheath.gov.uk/Surrey%20Heath%20Borough%20Council/Planning%20Policy%20and%20Conservation/FigureBHistoricFlooding.pdf>

Issue or Problem	Source	How will AAP address this?
Intense rainfall events may give rise to non-fluvial flooding.	Baseline information  Strategic Flood Risk Assessment	Policy DM10 of the Core Strategy sets out requirements for Flood Risk Assessments and implementation of Sustainable Drainage Systems (SUDS). AAP need not repeat this. However, some bespoke design guidance could be considered within policy on use of materials.
Carbon dioxide emissions may continue to increase.	Baseline information	Core Strategy Policy CP10 sets aspirations for sustainable buildings within Camberley Town Centre. AAP could consider specific opportunities for renewable energy and sustainable design.



### Soil

- 3.85 Current government policy promotes development on previously developed land. Aside from Town Park which used to be playing fields for St Tarcisius School, the whole of the Town Centre area is designated as previously developed land. The percentage of development built on previously developed land within Surrey Heath as a whole in 2009/10 was 100% for residential and employment.
- 3.86 Agricultural land makes up 26% in Surrey Heath. The agricultural land classification identifies the best and most versatile (BMV) agricultural land as classes 1, 2 or 3a. Surrey Heath does not have any class 1 or 2 BMV and only 10% of agricultural land is classified as BMV 3, none of which lies within the Town Centre area.
- 3.87 There are no sites within Surrey Heath identified as contaminated, but there are 49 potentially contaminated sites which would require further investigations if development consents were sought. None of these sites lie within the boundary of the AAP.
- 3.88 The bedrock geology which underlies Camberley Town Centre is Camberley Sand Formation.

### *Likely Future Conditions, Issues and Problems*

- 3.89 It is likely that development within the Town Centre area will continue to come forward on previously developed land and as such the loss of non-PDL is unlikely. Soil quality is likely to remain relatively stable in the future with limited redevelopment opportunities to remediate land if contamination is present.

<b>Issue or Problem</b>	<b>Source</b>	<b>How will AAP address this?</b>
Incidences of contaminated land within Town Centre area	Baseline information	As no specific incidences have been identified this is more within the scope of individual EIA or covered by national policy and other statutory regimes and need not be repeated within the AAP.

## Air

- 3.90 Vehicle emissions are now the principle source of air pollution in the UK given the decline in using coal for domestic heating or in coal-fired power stations. Emissions from vehicle emissions can include carbon monoxide, carbon dioxide, oxides of nitrogen, volatile organic compounds (VOC) and particulate matter (PM<sub>10</sub>). These pollutants can have a detrimental effect on human health and the natural and built environment.
- 3.91 There is only one Air Quality Management Area (AQMA) in Surrey Heath which runs parallel to the M3 from Junction 4 up to the A325 Portsmouth Road at the Ravenswood roundabout. This AQMA was declared for Nitrogen Dioxide (NO<sub>2</sub>) and PM<sub>10</sub> and lies 1.25km south of the Town Centre. As improvements in air quality around the AQMA have been observed, the monitoring station was closed on 31<sup>st</sup> August 2012.
- 3.92 There is one air quality monitoring station situated within the boundary of the Town Centre at the northern end of High Street and located within 1m of the A30 London Road. The station is an NO<sub>2</sub> diffusion tube station and as such does not measure any other type of pollutant.
- 3.93 NO<sub>2</sub> can have adverse effects on natural habitats which are dependent on low levels of nutrients such as the lowland heathland covered by the Thames Basin Heaths SPA and Thursley, Ash, Pirbright and Chobham Common SAC. The Department of Transport's Transport Analysis Guidance<sup>26</sup> states that beyond 200m the contribution of vehicle emissions from the roadside to local pollution levels is not significant. No areas of the SPA or SAC lie within 200m of the Town Centre. No areas of SPA or SAC lie within 200m of the A30, the main strategic route into Camberley Town Centre, between the Meadows Gyratory and junction with the A322 at Bagshot.
- 3.94 Data from the monitoring station in High Street shows that within the last 5 years there have been no incidents of national targets for NO<sub>2</sub> being exceeded and there appears to be a general trend of improving air quality. Air quality monitoring data for other locations within the vicinity of the Town Centre are shown in Table 3-11. In terms of other emissions and given the lack of local monitoring, the UK Air Pollution Information System (APIS) web-site was interrogated. The APIS web-site gives general emissions data down to a 5km grid scale which is sufficient to cover the whole of the town centre area. The APIS web-site gave readings for other air quality emissions as set out in Table 3-12.

**Table 3-10: Air Quality Data from High Street Monitoring Station for NO<sub>2</sub>**

Year	Annual Mean (µg <sup>m</sup> <sup>-3</sup> )	National Target (µg <sup>m</sup> <sup>-3</sup> )
2006	40	40
2007	30	
2008	36	
2009	32	
2010	30	

<sup>26</sup> Transport Analysis Guidance (2004) Department for Transport. Available at: <http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php>

**Table 3-11: Annual Mean Air Quality Data from Other Monitoring Stations for NO<sub>2</sub>**

Year	Homebase (A30)	College Ride	Jolly Farmer A30
2006	45	21	No Data
2007	28	28	34
2008	35	27	43
2009	30	23	39
2010	36	26	33

**Table 3-12: APIS Data for Other Air Quality Emissions (Grid Reference SU874608)**

Pollutant	Annual Mean ( $\mu\text{gm}^{-3}$ )	National Target ( $\mu\text{gm}^{-3}$ )
Sulphur Dioxide (SO <sub>2</sub> )	1.4	20

*Likely Future Conditions, Issues and Problems*

- 3.95 It is considered, given the likelihood of future technological advances and the replacement of older vehicles with new, that air quality issues arising from vehicle traffic will continue to improve. Further, limited redevelopment within the Town Centre is unlikely to significantly increase traffic volumes and ergo air quality.

Issue or Problem	Source	How will AAP address this?
None identified	Baseline information	N/A

## Water

- 3.96 The water environment can be polluted from a variety of sources including point sources, such as a sewage outlet or from diffuse sources such as rainwater run-off from roads. Untreated pollutants can have adverse effects on human health and can have adverse effects on the natural environment, not just the water environment.
- 3.97 The Water Framework Directive has objectives to improve water quality and promote the sustainable use of all UK waterbodies. This requires all UK river basins to reach 'good' status by 2015 through environmental objectives on chemical, biological and physical targets.
- 3.98 Camberley Town Centre lies 1.8km east of the river Blackwater which itself is a subsidiary of the river Loddon. The Thames River Basin Management Plan<sup>27</sup> produced by the Environment Agency divides the Thames catchment into units, one of which is unit R9, the river Blackwater. Ecological quality of the Blackwater is currently considered 'moderate' and this status is likely to remain by 2015 with the aim of reaching 'good' status by 2027. The aim is to reach 'good' chemical status by 2015. The river basin management plan also shows groundwater unit G32 (Farnborough & Bagshot Beds) as being of good quality.
- 3.99 In terms of water resource Surrey Heath lies in an area of water stress as identified by DEFRA. The Water provider for Camberley is South East Water. South East Water's Water Resource Management Plan (WRMP)<sup>28</sup> identifies Camberley within resource zone 4, which is expected to remain in surplus up to 2035 albeit by transferring water from resource zone 5 and planning for additional supply. The Loddon Catchment Abstraction Management Strategy (CAMS)<sup>29</sup> produced by the Environment Agency identifies Camberley within water resource management unit (WRMU) 2 which is classified as having 'water available'. In terms of groundwater, the resource zone is identified as being 'over licensed and over abstracted'. Camberley does not lie within a groundwater source protection zone but lies within a groundwater vulnerability zone of 'Minor Aquifer High'.

### *Likely Future Conditions, Issues and Problems*

- 3.100 It is considered likely that the ecological and chemical status of the river Blackwater will improve over time given the environmental objectives contained within the Urban Waste Water Treatment Directive and Water Framework Directive. The South East is likely to remain an area of high water stress, although South East Water predicts water availability up to 2035.
- 3.101 Changes to the Building Regulations and planning policies in terms of water efficiency could help to reduce water demand in the future, however this may be off-set by increases in the local and wider population.

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<sup>27</sup> Thames River Basin Management Plan (2009) Environment Agency. Available at: <http://www.environment-agency.gov.uk/research/planning/125035.aspx>

<sup>28</sup> Water Resource Management Plan 2010-2035: Revised January 2010 (2010) South East Water. Available at: [http://siteadmin.southeastwater.co.uk/pls/apex/PROD.download\\_file?p\\_doc\\_id=223](http://siteadmin.southeastwater.co.uk/pls/apex/PROD.download_file?p_doc_id=223)

<sup>29</sup> Loddon Catchment Abstraction Management Strategy (2003) Environment Agency. Available at: <http://publications.environment-agency.gov.uk/pdf/GETH0903BNUG-E-E.pdf>

Issue or Problem	Source	How will AAP address this?
South East will remain an area of high water stress	Baseline information	Policies CP10 and DM10 of the Core Strategy sets out specific targets for achieving water efficiency in new development and the AAP need not repeat this.
Water quality deteriorates or fails to improve	Baseline information	Policy DM10 of the Core Strategy sets out requirement for SuDS which can help to improve water quality. This could be reinforced within the AAP.

## Waste

- 3.102 The Waste Licensing Regulations (1994) define waste as 'any substance or object which the producer or the person in possession of it, discards or intends or is required to discard'. Controlled wastes are subject to regulation and include industrial, commercial, household and hazardous wastes.
- 3.103 Surrey Heath Borough Council is the waste collection authority in Surrey Heath, whilst Surrey County Council is the waste disposal authority. The Borough Council only collects waste from households and does not collect any commercial, industrial or hazardous waste.
- 3.104 There is currently a general trend of increasing household waste levels in Surrey Heath, however since the introduction of a fortnightly refuse collection and implementation of specialised recycling bins for each household, recycling rates have improved dramatically and Surrey Heath now has the third highest recycling rate of any authority in England. In terms of the recycling rate, Surrey Heath already meets the national target of 50% by 2020 as set out in the Waste Strategy 2007.

**Table 3-13: Total Household Waste Collected and Recycling Rates**

Year	Total Household Waste (tonnes per annum)	Recycled Household Waste (tonnes per annum)	Recycling Rate
2008/09	6338	1902	30%
2009/10	6804	4263	62%
2010/11	6921	4427	64%

- 3.105 The Surrey Waste Core Strategy does not identify any areas or sites with the Town Centre area for the allocation of waste facilities.

### *Likely Future Conditions, Issues and Problems*

- 3.106 With an increasing population it is considered that household waste levels within Surrey Heath are likely to increase further. However, given the likely level of new residential development coming forward, household waste levels are unlikely to increase significantly within the Town Centre. It is further considered that high recycling rates are likely to be maintained, although the scope for improving rates will be limited.

Issue or Problem	Source	How will AAP address this?
Waste levels continue to increase	Baseline information	Core Policy DM9 sets out requirements for provision of waste storage including recyclable waste and the AAP need not repeat this. The production of non-household wastes are beyond the control of the AAP and construction wastes would be dealt with by a Site Waste Management Plan.

## **Sustainability Framework**

- 3.107 The sustainability framework presented in Table 3-14 includes a set of SA/SEA objectives and associated indicators, which are derived from the LDF scoping report and Core Strategy & Development Management Policies DPD SA/SEA report.
- 3.108 It is considered that the objectives set out in previous iterations of SA/SEA are appropriate to the Camberley Town Centre AAP, some of which have been refined as a result of updating the section on scoping. The SA/SEA framework provides a way in which the sustainability effects of the AAP can be described, analysed and compared. The appraisal process involves considering the individual policies of the AAP and their supporting text against each SA/SEA objective.





**Table 3-14: SA/SEA Objectives & Indicators**

SEA objective	Decision Making Criteria	Indicators
1. To meet identified housing need.	<ul style="list-style-type: none"> <li>• Will it promote mixed use, mixed type and mixed tenure developments?</li> <li>• Will it enable people to live where they want to live?</li> <li>• Will it help to improve affordability?</li> <li>• Will it enable independent lifestyles for the elderly and those with disabilities?</li> <li>• Will it provide accommodation to meet the needs of Gypsies, Travellers and Travelling Showpeople?</li> </ul>	<ul style="list-style-type: none"> <li>• Total housing completions</li> <li>• No. of affordable housing units completed by type, tenure, size and location (urban/rural)</li> <li>• Average house price by type</li> <li>• House price to earnings ratio</li> <li>• No. of applications/units provided for rural exception sites</li> <li>• No. of new Gypsy, Traveller and Travelling Showpeople pitches provided</li> <li>• No. of small dwellings</li> </ul>
2. To improve the population's health	<ul style="list-style-type: none"> <li>• Will it improve access to health facilities?</li> <li>• Will it improve road safety?</li> <li>• Will it encourage healthier lifestyles?</li> <li>• Will it reduce death rates</li> </ul>	<ul style="list-style-type: none"> <li>• Life expectancy</li> <li>• Mortality Rates</li> <li>• Access to hospitals, GP &amp; NHS dental surgeries</li> <li>• IMD health ranking</li> <li>• % of people whose health is 'not good'</li> <li>• Number of 'health walks' carried out</li> <li>• Number of new residential developments incorporating open space or recreation space</li> </ul>
3. To improve the education and skills of the local population	<ul style="list-style-type: none"> <li>• Will it improve the education and skills of the general population?</li> </ul>	<ul style="list-style-type: none"> <li>• % of pupils achieving 5 GCSEs grade A*-C</li> <li>• IMD education ranking</li> <li>• Adults without basic numeracy/literacy</li> </ul>
4. To reduce crime and fear of crime	<ul style="list-style-type: none"> <li>• Will it reduce actual levels of crime?</li> <li>• Will it reduce fear of crime?</li> <li>• Will it contribute to a safe, secure built environment?</li> </ul>	<ul style="list-style-type: none"> <li>• IMD crime and disorder ranking</li> <li>• Vehicle, domestic burglary, robbery, violent attack crimes per 1,000 population</li> <li>• % of local residents worried about different types of crime</li> </ul>
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for	<ul style="list-style-type: none"> <li>• Will it improve accessibility to key local services?</li> <li>• Will it reduce isolation for those with limited</li> </ul>	<ul style="list-style-type: none"> <li>• Quantity of greenspace per 1,000 population</li> <li>• Access to key local services such as schools, post office, food shop and doctors on foot,</li> </ul>

all sections of the community	<p>mobility?</p> <ul style="list-style-type: none"> <li>• Will it promote accessibility to jobs, services and facilities such as shops, schools, banks, health centres, libraries, sports and leisure facilities, especially in underserved localities such as the more rural villages?</li> <li>• Will it improve access to cultural activities?</li> </ul>	bicycle or by public transport
6. To maintain and improve cultural, social and leisure provision	<ul style="list-style-type: none"> <li>• Will it improve provision of cultural, social and leisure opportunities?</li> <li>• Will it help to maintain existing cultural, social and leisure facilities?</li> </ul>	<ul style="list-style-type: none"> <li>• % of residents who think that for their local area, over the past three years, sports and leisure facilities have got better or stayed the same</li> <li>• % of residents who think that over the past three years, cultural facilities (e.g. cinemas, museums) have got better or stayed the same</li> </ul>
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	<ul style="list-style-type: none"> <li>• Will it promote sustainable access to the countryside, open spaces and biodiversity?</li> </ul>	<ul style="list-style-type: none"> <li>• Quantity of greenspace per 1,000 population</li> <li>• Accessibility of greenspace to new residential development</li> <li>• Open space managed to Green Flag standard</li> </ul>
8. To reduce the risk of flooding.	<ul style="list-style-type: none"> <li>• Will it minimise the risk of flooding (including sewer flood risk)?</li> <li>• Will it prevent inappropriate development in areas at risk of flooding?</li> </ul>	<ul style="list-style-type: none"> <li>• New developments with SUDs installed, including Green Roofs.</li> </ul>
9. To make the best use of previously developed land (PDL) and existing buildings.	<ul style="list-style-type: none"> <li>• Will it reduce the amount of derelict, degraded and underused land?</li> <li>• Will it reduce the amount of vacant/unfit properties?</li> <li>• Will it promote high densities at appropriate locations?</li> <li>• Will it actively promote re-use of previously developed land whilst respecting its amenity, biodiversity and landscape value?</li> </ul>	<ul style="list-style-type: none"> <li>• New development completed on PDL</li> <li>• Average density of new residential developments</li> </ul>
10. To reduce contamination and safeguard soil quality and quantity	<ul style="list-style-type: none"> <li>• Will it remediate contaminated land?</li> <li>• Will it help to avoid soil erosion and sedimentation?</li> </ul>	<ul style="list-style-type: none"> <li>• Amount of land affected by contamination remediated</li> <li>• Density of new residential developments</li> </ul>
11. To maintain and improve the quality of water	<ul style="list-style-type: none"> <li>• Will it protect and improve water quality?</li> </ul>	<ul style="list-style-type: none"> <li>• Meets Water Framework Directive</li> <li>• Pollution incidents</li> </ul>

resources.		
12. To ensure air quality continues to improve in line with national and/or WHO targets.	<ul style="list-style-type: none"> <li>• Will it improve air quality?</li> </ul>	<ul style="list-style-type: none"> <li>• Number of days when air pollution is moderate or high</li> <li>• Levels of main pollutants</li> </ul>
13. To reduce greenhouse gas emissions.	<ul style="list-style-type: none"> <li>• Will it reduce emissions of greenhouse gases: <ul style="list-style-type: none"> <li>- Households?</li> <li>- Commercial &amp; Industrial activities?</li> <li>- Transport?</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Emissions of greenhouse gases by sector</li> </ul>
14. To conserve and enhance the borough's biodiversity	<ul style="list-style-type: none"> <li>• Will it protect and enhance valuable wildlife habitats and species?</li> <li>• Will it protect and enhance protected and important species?</li> <li>• Will it protect and enhance designated nature conservation sites or key components in the habitat network?</li> <li>• Will it make use of opportunities to create and enhance habitats?</li> </ul>	<ul style="list-style-type: none"> <li>• Population of SPA wild birds</li> <li>• Area &amp; condition of SPA &amp; SAC</li> <li>• Status and condition of SSSIs</li> <li>• Number &amp; area of local wildlife sites (LNRs &amp; SNCI)</li> <li>• Achievement of targets within Surrey Biodiversity Action Plan</li> </ul>
15. To avoid damage and fragmentation of major features of importance for fauna and flora	<ul style="list-style-type: none"> <li>• Will it protect and enhance sites designated for their nature conservation interest?</li> </ul>	
16. To maintain and enhance the quality of countryside, green belt and open space areas	<ul style="list-style-type: none"> <li>• Will it preserve and where possible enhance diverse landscape character and value?</li> <li>• Will it protect and enhance the quality of green and open spaces?</li> </ul>	<ul style="list-style-type: none"> <li>• % change in area of open space</li> </ul>
17. To ensure the protection of the Special Protection Areas (SPAs)	<ul style="list-style-type: none"> <li>• Will it conserve and protect the SPA?</li> </ul>	<ul style="list-style-type: none"> <li>• Population of SPA wild birds</li> <li>• Area &amp; condition of SPA &amp; SAC</li> <li>• Status and condition of SSSIs</li> <li>• Number and area of local wildlife sites (LNRs, SNCI)</li> <li>• Number of visitors to SANGS</li> </ul>
18. To reduce noise pollution	<ul style="list-style-type: none"> <li>• Will it reduce noise pollution?</li> </ul>	<ul style="list-style-type: none"> <li>• Levels of ambient noise</li> </ul>
19. To encourage the use of more sustainable modes of transport (public transport/cycling/	<ul style="list-style-type: none"> <li>• Will it reduce the volume of traffic and ease congestion on the road network?</li> </ul>	<ul style="list-style-type: none"> <li>• Travel to work by mode</li> <li>• Traffic counts</li> </ul>

walking) and reduce traffic congestion	<ul style="list-style-type: none"> <li>• Will it improve access to alternative modes?</li> <li>• Will it encourage integrated public transport?</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian, cycle and public transport access to key services</li> <li>• Number &amp; length of cycle routes and public footpaths</li> <li>• Planning permissions with green travel plans of transport related contributions</li> </ul>
20. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	<ul style="list-style-type: none"> <li>• Will it protect and enhance heritage assets and their settings?</li> <li>• Will it protect and enhance local or designated heritage assets and their settings?</li> <li>• Will it protect historic townscapes and settlement character?</li> <li>• Will it respect, maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<ul style="list-style-type: none"> <li>• Statutory Listed Buildings / Locally Listed Structures/Monuments at risk</li> <li>• No. of Listed Buildings /Locally Listed Buildings/Monuments demolished</li> <li>• No. of archaeological investigations</li> </ul>
21. To increase energy efficiency and increase the use of renewable energy	<ul style="list-style-type: none"> <li>• Will it lead to an increased proportion of energy needs being met from renewable, low carbon and decentralised sources?</li> <li>• Will it promote increased energy efficiency through location, siting and design of new development?</li> </ul>	<ul style="list-style-type: none"> <li>• % of installed renewable energy</li> <li>• SAP ratings</li> <li>• Commercial developments meeting BREEAM 'very good' or 'excellent'</li> <li>• Rating of new dwellings against the Code for Sustainable Homes</li> </ul>
22. To reduce generation of waste and maximise re-use and recycling	<ul style="list-style-type: none"> <li>• Will it promote waste minimization, re-use and recycling?</li> </ul>	<ul style="list-style-type: none"> <li>• Kg waste collected per head</li> <li>• % household waste recycled</li> <li>• % household waste composted</li> <li>• % household waste used to recover heat, power and other energy sources</li> <li>• % household waste landfilled</li> </ul>
23. To promote the use of materials and products produced by sustainable methods	<ul style="list-style-type: none"> <li>• Will it help to promote the use of materials and products produced by sustainable methods?</li> </ul>	<ul style="list-style-type: none"> <li>• None identified</li> </ul>
24. To encourage reduced water consumption	<ul style="list-style-type: none"> <li>• Will it increase water efficiency?</li> </ul>	<ul style="list-style-type: none"> <li>• Daily domestic water consumption (per capita, litres)</li> <li>• No. of properties with water meters</li> <li>• Use of SUDs and other water conservation</li> </ul>

		measures
25. To maintain stable levels of employment in the Borough	<ul style="list-style-type: none"> <li>• Will it help to maintain a balanced and stable labour market?</li> </ul>	<ul style="list-style-type: none"> <li>• Proportion of working age in employment</li> <li>• Unemployment levels</li> </ul>
26. To support economic activity	<ul style="list-style-type: none"> <li>• Will it support business in the Town Centre &amp; wider area</li> </ul>	<ul style="list-style-type: none"> <li>• % change in VAT registrations</li> <li>• Commercial permissions</li> </ul>
27. To sustain and enhance the viability and vitality of town centres	<ul style="list-style-type: none"> <li>• Will it enhance the vitality of town, district and local centres?</li> <li>• Will it provide for the purchase of goods and services locally?</li> </ul>	<ul style="list-style-type: none"> <li>• Vacant premises</li> <li>• Retail floor space by type</li> </ul>
28. To support existing business structure and businesses	<ul style="list-style-type: none"> <li>• Will it provide for existing businesses i.e. range of premises, services, infrastructure, and skilled workforce?</li> </ul>	<ul style="list-style-type: none"> <li>• % change in VAT registrations</li> <li>• New employment floor space by type</li> </ul>



## 4. Option Development & Justification of Preferred Approaches

4.1 The options AAP of January 2012 was developed and appraised against the SA Framework. This section of the SA sets out how AAP options were developed, the reasons for taking forward some options and rejecting others as well as considering whether the findings of the options appraisal were still valid at the time of undertaking the final SA/SEA Report dated April 2013.

### Developing the AAP Options

4.2 The AAP objectives were identified and developed from an earlier 2008 Preferred Options AAP and from the overarching Surrey Heath Core Strategy & Development Management Policies DPD proposed policy CP10.

4.3 The AAP options SA undertook a compatibility assessment of the proposed AAP objectives to assess potential synergies or inconsistencies between plan and SA objectives. The detailed compatibility matrix is set out in Appendix A.

4.4 In general it was considered that the proposed AAP objectives were compatible with the SA objectives, with no incompatibilities highlighted. However in some instances compatibility was uncertain depending on how the AAP objectives would be implemented, although in the majority of uncertain effects, these were reduced when the objectives are considered as a whole. However, it was considered that some AAP objectives could be refined to ensure that compatibility is strengthened. Suggested amendments to the AAP objectives are set out in Table 4-2 and included strengthening objectives to take account of building sustainability including flood risk and water quality, heritage and SPA.

**Table 4-1 – Suggested Amendment to AAP Objectives**

Objective	Suggested Amendment
4	<p>To enhance Camberley Town Centre’s role as a residential area including the provision of new homes <b><u>whilst avoiding harm to European Sites.</u></b></p> <p>Reason: This would ensure better compatibility with SA objective 17 and reinforce the message that residential development must avoid impact to the Thames Basin Heaths Special Protection Area.</p>
6	<p>To improve environmental quality, <b>including building sustainability and use of sustainable drainage systems (SUDS)</b> and enhance the character of the Town Centre <b>and its heritage</b> and protect the amenity and character of the surrounding residential areas.</p> <p>Reason: This would ensure better compatibility with SA objectives 8, 11, 20, 21, 23 and 24 by reinforcing that environmental quality should include improved building performance including flood risk and water quality. This also takes into account heritage assets on the character of the town centre.</p>

- 4.5 The amendments suggested in Table 4-2 have been incorporated into the Proposed Submission AAP.
- 4.6 In April 2008 the Borough Council published and consulted upon a Camberley Town Centre AAP preferred options document. The preferred options consultation followed previous stages of consultation such as earlier issues and options papers in November 2006 and March 2007. As such, Options for the Town Centre were developed through extensive public consultation exercises on the 2006 and 2007 documents and through the associated evidence base documents. Following consultation on the preferred options, work on the AAP was suspended whilst the Borough Council pursued the Core Strategy & Development Management Policies DPD. It is the Core Strategy which sets the overarching policy for delivering a regenerated Camberley Town Centre.
- 4.7 Following adoption of the Core Strategy in February 2012 the Borough Council issued a revised AAP options document for consultation. The options developed for the latest iteration of AAP partly derive from the Preferred Options AAP of 2008 and whether or not the preferred options highlighted in 2008 should be taken forward or whether revised options should be considered in light of updated national policy, land availability and evidence base documents. Further options were also derived including an overall spatial strategy and a retail strategy which were not previously considered. These additional options were considered necessary to give an overarching context and steer to future development within the town centre.

#### **Appraising AAP Options (Alternatives) & Justifying Preferred Approaches**

- 4.8 All options set out in the options AAP were appraised against the sustainability framework to assess their sustainability performance. Prediction of effects were described in terms of the level of magnitude (significant or minor), geographical scale, time period over which they will occur (long or short), whether effects are permanent or temporary, positive or negative, probable or improbable, frequent or rare and whether there are secondary, cumulative and/or synergistic effects. Short term (ST) effects were considered to occur within the first 5 years of the plan, medium term (MT) effects in years 6-10 and long term (LT) years 11-15 and beyond.
- 4.9 The detailed appraisal of each option is contained within Appendix B including an indication of which options should be considered further. A summary of how each option performed and the reason for choosing the preferred approach and rejecting other options is set out overleaf. Since the options consultation in January 2012, the Borough Council considered an additional option with respect to Leisure & Community which considered a more flexible approach to the loss of community uses. Options for the deletion of the Local Plan 2000 Policies TC21 relating to business development at Knoll Road and TC22 relating to the Working Men's Club at Obelisk Way were also considered. The full appraisals of these additional options are contained within Appendix C and are also summarised overleaf.
- 4.10 The AAP options document also considered options for two opportunity areas identified as Pembroke Broadway (South) and Land East of Knoll Road. These opportunity areas have been split in the Proposed Submission AAP into the sites Camberley Station and Park Lane with respect to Pembroke Broadway (South) and Civic Uses Area and Housing for Land East of Knoll Road. It is considered that the options appraised for the opportunity areas are equally applicable and relevant to the individual sites and that further options are not required for appraisal.



## **Spatial Strategy**

Options 1 & 2 offer only minor benefits whilst Option 3 would offer some minor benefits, but also adverse effects. Options 4 & 5 offer similar benefits in terms of positive effects although option 5 would defer these positive effects to the medium and long term. Option 4 is recommended for further development.

Option 4 was chosen as the preferred approach as it delivers the London Road frontage improvements, environmental improvements and delivers major retail in an area in need of regeneration as well as improvements to access, a transport interchange and highway improvements. This reason is still considered valid.

Options 1 & 2 were rejected because of a high risk of the town centre losing competitiveness and declining. Option 3 was rejected as there is a risk of drawing trade away from the town centre and option 5 was rejected as this would draw trade away from the northern area of the centre and risks drawing traffic through residential areas. These reasons are still considered valid.

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## **Development Proposals**

Options 1 and 4 offer similar positive benefits, however option 1 has a stronger emphasis on building sustainability. Option 2 is unlikely to have an effect on the majority of objectives and only offers limited minor benefits. Option 3 offers positive benefits on a number of objectives, however these are considered minor. Option 1 is recommended for further development.

Option 1 has been chosen as it is considered necessary to cover general principles for those sites not allocated in the AAP. This reason is still considered valid.

Option 2 was rejected as it is considered a policy is required for the reasons above, option 3 was rejected as existing LP policies do not cover all the matters necessary and option 4 was rejected as the preferred options from 2008 do not reflect guidance in PPS4. Although mention to superseded national policy is given in the reason for rejecting option 4 these reasons are still considered valid given possible conflicts with the NPPF.

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## **Retail Strategy**

Option 1 offers more positive benefits and less uncertainty than option 2. Option 1 is recommended for further development.

Option 1 was chosen as the preferred approach as including a retail strategy addresses the short, medium and long term needs and how floorspace will be accommodated. This reason is still considered valid.

Option 2 was rejected as it is considered that not having a strategy fails to provide sufficient clarity for delivering floorspace and ensuring vitality/viability is addressed. This reason is still considered valid.

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## **New Retail Development**

Options 1, 3 & 4 offer similar benefits however option 1 is considered to take a more flexible approach which is more beneficial for vitality/viability and the

economy/employment. Option 2 could have adverse effects in supporting the economy and business structure. Option 1 is recommended for further development.

Option 1 has been chosen as the preferred approach as it gives strategic guidance on the approach to retailing and role of the London Road Block. This reason is still considered valid.

Options 2, 3 and 4 were rejected as they failed to offer adequate guidance for future development and would not support a retail strategy. These reasons are still considered valid.

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## **Food & Drink**

Options 1 & 3 offer similar benefits on the economy and vitality/viability, however option 1 would have greater positive impacts. Many of the effects of option 2 are uncertain. Option 1 is recommended for further development.

Option 1 has been chosen as the preferred approach as this allows the guidance in PPS4 to be reflected in local policy as well as the Borough Council's licensing policy in relation to pubs/nightclubs. Whilst the reason for the preferred approach is based on superceded national policy, the Borough Council considers that the reason for preferring the option are still reasonable as it wishes its licensing policy to be refelected in the AAP.

Options 2 & 3 were rejected as they failed to address PPS4 and the Borough Council's licensing policy. Given the reason for preferring option 1, it is considered that the reason for rejecting options 2 & 3 are still valid.

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## **Housing**

Options 1, 2 and 4 offer similar positive benefits, however, options 2 & 4 offer significant benefits in meeting identified housing need. Option 3 would have negative effects. On balance option 1 is recommended for further development.

Option 1 has been chosen as it allows for new dwellings to come forward in the town centre at a level which can be accommodated in terms of scale and SPA avoidance. This reason is still considered valid.

Option 2 was rejected as existing preferred options set out a target which includes completions at the Atrium. Option 3 was rejected as this would not be in conformity with the Core Strategy and fails to ensure efficient use of land. Option 4 was rejected as it is unclear whether this option will be deliverable both in terms of sites and SPA avoidance. These reasons are still considered valid.

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## **Employment**

Options 1 & 2 offer similar benefits however option 1 would have greater positive impacts on vitality/viability. Option 3 would give rise to irreversible negative effects on the economy, employment and vitality/viability. Option 1 is recommended for further development.

Option 1 was chosen as it specifically identifies which areas of the town centre will be protected for employment use. This reason is still considered valid.

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Option 2 was rejected as it was considered that this could prejudice the role of the town centre as a centre for employment and option 3 was rejected as this did not support the town centre as an area of mixed uses and would reduce sustainability. These reasons are still considered valid.

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### **Leisure & Community**

Option 1 offers more positive benefits and less uncertainty than options 2 & 3. Option 1 is recommended for further development.

Option 1 was chosen as the preferred approach in the Options AAP. However, the Borough Council now considers Options 3 as its preferred approach. This is because the Borough Council wishes to ensure that there is sufficient flexibility to allow the loss of leisure/community uses should the redevelopment of these facilities enable other development to come forward which meets wider town centre objectives.

Option 2 was rejected as this offers no guidance on future enhancement/needs which would not support vitality/viability and option 1 was rejected as it was considered this option was not sufficiently flexible. These reasons are still considered valid.

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### **Accessibility**

Options 1 & 3 offer the same positive benefits on accessibility, vitality/viability, employment/economy and improving the population's health. Option 2 would have negative effects on a number of objectives. Options 1 & 3 are recommended for further development.

Option 1 was chosen as this will provide guidance on transport improvements including cycling and walking. This reason is still considered valid.

Option 2 was rejected as this failed to provide a basis from which developer contributions or support could be gained for transport improvements and option 3 was rejected as it failed to provide the necessary clarity of the Council's approach. These reasons are still considered valid.

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### **Improvements to the Highway Network including Cycling**

Options 1 & 2 offer many of the same positive benefits. Option 3 would have negative effects on a number of objectives. Options 1 & 2 are recommended for further development.

Option 1 was chosen as combining existing preferred options aided clarity. This reason is still considered valid.

Option 2 was rejected as a single policy could cover the same aspects of two preferred options. Option 3 was rejected as it fails to address the infrastructure improvements needed to deliver a sustainable town centre. These reasons are still considered valid.

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### **Pedestrian Access**

Options 1 & 2 offer many of the same positive benefits. Option 2 however has significant positive effect whilst Option 3 would have negative effects. Option 2 is

recommended for further development.

Option 1 was chosen as it provides for further pedestrianisation without compromising access to existing service areas. This reason is still considered valid.

Option 2 was rejected as it contains proposals which may not be deliverable and is therefore unrealistic. Option 3 was rejected as this would not deliver environmental or access improvements to support vitality/viability. These reasons are still considered valid.

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### **Rear Service Roads**

Option 1 offers positive benefits. Option 3 has similar benefits but some effects are uncertain. Option 2 is likely to have negative effects. Option 1 is recommended for further development.

Option 1 has been chosen as it allows for delivery of high street pedestrianisation. This reason is still considered valid.

Option 2 was rejected as this precludes pedestrianisation and environmental improvements. Option 3 was rejected as this may increase early morning or late night deliveries which may impact residential amenity. These reasons are still considered valid.

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### **General Design**

Options 1 & 3 offer similar benefits and option 2 gives rise to negative effects. On balance option 1 is recommended for further development.

Option 1 has been chosen as this combines previous approaches into a single approach and aids clarity. This reason is still considered valid.

Option 2 was rejected as this would not raise design standards in the town centre and option 3 was rejected as two existing approaches could be combined into a single succinct approach. These reasons are still considered valid.

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### **High Street**

Options 1 & 3 offer the same positive benefits and option 2 would have uncertain effects. Options 1 & 3 are recommended for further development.

Option 1 has been chosen as this aids clarity of the AAP. This reason is still considered valid.

Option 2 was rejected as this would not provide guidance on seeking to protect the public realm of High Street and option 3 was rejected as existing preferred approaches can be combined into a single succinct approach. These reasons are still considered valid.

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### **The Public Realm**

Options 1 & 3 offer the same positive benefits whilst option 2 would have uncertain effects. Options 1 & 3 are recommended for further development.

Option 1 has been chosen as this combines existing approaches which aids clarity and provides for enhancements to open spaces which are deliverable. This reason is still considered valid.

Option 2 was rejected as this fails to seek improvements to the public realm and commitment to greening the town centre. Option 3 was rejected as this includes open spaces which may not be deliverable and the approaches can be combined into a single succinct approach. These reasons are still considered valid.

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### **London Road Block**

Option 1 offers significant positive benefits on a range of objectives. Option 2 is likely to have a range of negative effects and uncertain effects. Option 1 is recommended for further development.

Option 1 was chosen as this provides guidance on the type of development acceptable on the London Road allocation. This reason is still considered valid.

Option 2 was rejected as this fails to provide guidance on the type of development which should come forward on the London Road. This reason is still considered valid.

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### **Camberley Station Allocation Site & Pembroke Broadway (south)**

Option 1 offers significant positive benefits whilst option 2 has some positive and negative effects but many uncertain effects. Option 1 is recommended for further development.

Option 1 has been chosen as it address long term office vacancies and the poor state of Camberley Station on Pembroke Broadway. This reason is still considered valid.

Option 2 was rejected as it fails to promote Pembroke Broadway as an area of change. This reason is still considered valid.

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### **Pembroke Broadway (north)**

Option 1 offers significant positive benefits. Option 2 has some positive and negative effects but many uncertain effects. Option 1 is recommended for further development.

Option 1 has been chosen as this provides guidance for improving the poor environmental quality of Pembroke Broadway and long term office vacancies. This reason is still considered valid.

Option 2 was rejected as this fails to promote change in an area of the town centre in need of environmental improvement. This reason is still considered valid.

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### **Land East of Knoll Road**

Option 1 offers significant positive benefits. Option 2 has some minor positive effects but a range of uncertain effects. Option 1 is recommended for further development.

Option 1 has been chosen as it accommodates changes to rationalising public services and takes a comprehensive approach to an area of the town centre expected to change. This reason is still considered valid.

Option 2 was rejected as this fails to provide guidance on how the future of land east of Knoll Road should be developed. This reason is still considered valid.

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### **Magistrates Court**

Options 1 & 3 offer similar positive benefits however option 3 offers significant benefits on improving building sustainability. Option 2 is likely to have negative effects on certain objectives. Option 3 is recommended for further development.

Option 1 has been chosen as this allocates a key site in the town centre and allows for guidance on the type of development acceptable. This reason is still considered valid.

Option 2 was rejected as this fails to guide development in what is considered a 'gateway' location and option 3 was rejected as it is uncertain whether a larger site is deliverable. These reasons are still considered valid.

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### **The Granary**

Option 1 offers significant positive benefits whilst option 2 is likely to have negative effects on a range of objectives. Option 1 is considered the most sustainable.

Option 1 has been chosen as this guides development of a specific site within the town centre. This reason is still considered valid.

Option 2 was rejected as this fails to guide development on a site which is expected to come forward over the AAP period. This reason is still considered valid.

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### **Deletion of Local Plan 2000 Policy TC21**

Option 2 offers more sustainability benefits than option 1 although these would be deferred into the medium/long term. Option 2 is considered the most sustainable.

Option 1 has been chosen as the preferred approach. It is considered that Option 2 is not deliverable within the AAP period as the site is not available. As such retaining a Policy for the site's redevelopment is unrealistic. This reason is still considered valid.

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### **Deletion of Local Plan 2000 Policy TC22**

Option 2 offers more sustainability benefits than option 1 although these would be deferred into the medium/long term. Option 2 is considered the most sustainable.

Option 1 has been chosen as the preferred approach. Option 1 allows a greater degree of flexibility in terms of potential future uses for the Working Men's Club whilst option 2 does not offer sufficient flexibility. This reason is still considered valid.

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## **5. Policy Appraisal & Cumulative Effects including Main Modifications Proposed**

- 5.1 The policies within the Proposed Submission AAP have been appraised against the sustainability framework. The proposed submission policies have not been repeated within this appraisal as they can be found in the Proposed Submission AAP which should be read alongside this document. This section also allows recommendations to be made where policy could be strengthened to reduce negative effects and enhance positive ones.
- 5.2 The appraisal of policies is set out as a discussion and is not considered through the appraisal matrices as was the case for the AAP options (as set out in Appendix B & C). This is because the policies are not being compared to other options and therefore setting out a matrix would not be an effective way to appraise individual policies. Where SA objectives are relevant, these have been included within the discussion.
- 5.3 The Main Modifications as suggested by an Independent Inspector following examination of the AAP in December 2013 have also been appraised. The Main Modifications have been appraised against the Sustainability Framework and like the policies have been set out as a discussion. The list of Main Modifications as proposed are set out in Appendix D.
- 5.4 It is considered that not all of the modifications require appraisal. Some of the modifications relate only to updating sections of text for clarification and do not change the emphasis of a policy or the plan as a whole. Appendix D shows whether or not a main modification has been appraised and if not why not. The Borough Council also proposed a number of minor modifications to the Submission AAP. These minor modifications have not been appraised because they do not alter the emphasis of policies or the plan as a whole being either factual updates, for clarification or to correct typographical errors.
- 5.3 Where some uncertain or negative effects occur these may be off-set by policies for other topic areas and as such not every uncertain/negative effect in each policy will need to be considered. This is to some degree a consideration of cumulative effects, where the approaches come together to act as a whole rather than individually (whether cumulative, synergistic, secondary and/or with other plans). The consideration of cumulative effects are set out in Table 5-1.
- 5.4 Therefore, any recommendations on whether policies should be amended to reduce negative or enhance positive effects will be set out after consideration of both the policy and table of cumulative effects to ensure that any changes are necessary, appropriate and have taken account of how the Proposed Submission AAP performs as a whole including with other plans/programmes. The discussion of each policy is set out as follows: -

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## **The Strategy**

The overall AAP strategy identifies areas to the south and east of the town centre which are likely to see a change to more residential use which is likely to have significant medium/long positive effects on meeting identified housing needs. The strategy is also likely to have positive benefits on the population's health, crime/fear of crime and access to and enjoyment of open spaces as the strategy aims to create public realm improvements, safer pedestrian access/circulation, improvements to public spaces and better sustainable transport links.

The strategy is also likely to have significant medium/long term and permanent positive benefits on the vitality and viability of Camberley Town Centre through the strategy's aim to expand the retail core area to include the London Road frontage and deliver major new retail development. Improving the retail offer of the town centre also has positive secondary effects on supporting business and business structure as well as supporting economic activity and employment as both retail and non-retail business are attracted into the town centre through its regeneration and inward investment.

However, the strategy of improving the retail offer which improves the attractiveness of the town centre to retail and non-retail business could result in negative effects on traffic movements as more shoppers/workers are attracted into the town centre.

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## **Policy TC1- Development Proposals**

Policy TC1 is likely to have significant positive short/medium and long term effects on utilising previously developed land as the policy seeks to make the best use of redevelopment opportunities. This should also have positive effect on reducing land contamination as redevelopment gives remediation opportunities. Significant positive effects on greenhouse gas emissions, use of renewable energy and water resource as older building stock is replaced with more energy and water efficient design through redevelopment opportunities and the policy's emphasis on sustainability. Effect on biodiversity is largely positive given reference to protecting and enhancing natural features of importance and given the reference to the Thames Basin Heaths SPA, positive effects are likely on avoiding damage to major features of importance for flora/fauna.

Reference to residential amenity is likely to bring positive effects on noise and air quality and reference to development being appropriate in scale/quality/quantity to character and seeking contributions towards environmental improvements and infrastructure should bring long term positive benefits to open space and character as well as secondary positive effects of improving the attractiveness of the town centre and therefore its viability/vitality.

Policy does not mention aspects such as designing out crime, heritage assets or flood risk. Therefore the effect on flood risk and associated effect on water quality as well as crime and fear of crime are uncertain or will depend upon implementation of individual planning applications.



<b>Main Modification MM1 (Policy TC1)</b>	<b>Appraisal Commentary</b>
<p><i>Add new paragraph at the end of the policy:</i></p> <p><u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy framework (NPPF). With regard to residential provision within the town centre, development will be required to undertake appropriate assessment under the Birds or Habitat Directives to ensure that there is no significant adverse effect either individually or cumulatively on the Thames Basin Heaths Special Protection Area. This approach reflects advice in the NPPF.</u></p>	<p>The modification is unlikely to have effect on the majority of sustainability objectives. Introduction of the presumption in favour of sustainable development is likely to have positive, medium to long term cumulative effects on the use of PDL and supporting the vitality and viability of Camberley Town Centre as well as supporting stable levels of employment in the Borough. These effects are likely to be permanent.</p> <p>The caveat with regard to residential development will have positive effect on ensuring protection of the SPA and avoiding damage to major features of importance for flora and fauna. The positive effects are cumulative when taken in combination with other policies in the AAP and Core Strategy.</p>

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## **Retail Strategy**

The proposed retail strategy sets out the possible phasing of retail development within the town centre and considers how to ensure that all areas of the town centre remain attractive to shoppers and retailers alike. Development of some areas of the town centre before others may lead to negative effects on vitality/viability in certain pockets however in the long term the strategy is likely to have significant positive effects on vitality/viability which, due to increasing its attractiveness, is likely to have positive effects on supporting the economy/employment as well as businesses and business structures.

The strategy will also lead to positive effects on provision and enjoyment of open space as environmental improvements are made in the medium term and consolidated into the longer term. This is also likely to have positive effects on crime and fear of crime.

The phasing set out will would suggest that construction in one area of the town centre or another will be taking place over a number of years which brings with it issues of noise and air quality through construction and construction traffic. However, these effects will not be felt over the whole plan area at the same time and will be reversible once schemes complete. As such these effects are not considered significant.

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## **Policy TC 2 - Retail Development**

Policy TC2 repeats the Core Strategy gross level of retail floorspace to be delivered by 2028 and sets out that the retail role of primary shopping areas will be protected with new shopping development expected to broaden opportunities. The policy also seeks to protect existing retail uses whilst allowing greater flexibility in secondary areas. This is likely to have significant short/medium/long term and permanent positive effects on vitality/viability, supporting the economy and employment.

Effects on leisure objectives will generally be positive as uses which create a café/bar street culture are encouraged within secondary retailing areas. This will reinforce the attractiveness and hence vitality/viability of the town centre. Effect on accessibility within/through the town centre is likely to be positive as the policy seeks to improve links between different areas of the town centre. Again this reinforces the attractiveness of the town centre.

The policy also seeks to restrict new retail development outside of primary/secondary retailing areas and this should achieve positive effects on maintaining/enhancing cultural, social and leisure provision as well as areas for non-retail employment.

The effect on heritage assets is uncertain as this will depend on how development is implemented. Effect on noise is uncertain as the policy refers to promoting café/bar street culture and the effect this may have on residential amenity.

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### **Policy TC3 - Food & Drink**

Policy is likely to have significant positive effects on the vitality/viability of the town centre by encouraging non-retail uses which support the evening economy. This is also likely to have minor positive effects on supporting business, economic activity and employment as well as positive secondary effects of maintaining/enhancing leisure and cultural facilities. This is likely to reinforce the town centre's attractiveness.

The emphasis on café/restaurants to support the evening economy with the caveats attached to further A4/A5 uses, may lead to positive effects on crime/fear of crime as the evening economy sees a more mixed patronage. The policy also seeks to ensure that any proposal, for whichever food or drink use, should have no adverse effects on residential amenity. This should have minor positive effects on noise.

The policy enables A3/A4 uses to place tables/chairs in on-street locations which should ensure positive effects on the enjoyment of open spaces.

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### **Policy TC4 - Housing**

Policy TC4 seeks to deliver at least 200 new dwellings within the town centre up to 2028 (as part of overall Core Strategy target for Camberley of 860 dwellings) with affordable housing provided in accordance with Core Strategy Policy CP5. This is likely to have significant medium/long term positive effects on meeting identified housing need. This positive benefit is reinforced by the restriction on the loss of existing residential units within the town centre save in certain circumstances.

The policy is also likely to have positive benefits on health given the reference to encouraging amenity space including children's playing space.

Effects on SPA and avoiding damage to major features for flora/fauna are significantly positive. The supporting text states that SANG capacity has already been ring fenced for additional dwellings which ensures no harm to the SPA. However, if higher numbers of residential units than expected come forward and ring fenced SANG capacity is insufficient then effects on SPA are uncertain.

Given that the location of new housing will be in the most sustainable location in the Borough in terms of access to sustainable transport, services and facilities, take up of

non-car modes of transport should remain higher than in other areas of the Borough. This will have positive effects on encouraging the use of sustainable transport and coupled with improving vehicle technology should have positive effects on air quality. Further, the majority of traffic movements at peak times to/from residential development should occur at different times of the day to retail travel patterns and as such the policy should have limited effects on congestion.

Given the increase in the number of households the effect on waste is likely to be negative.

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### **Policy TC5 - Employment**

Policy TC5 is likely to have significant medium/long term and permanent positive effects on vitality/viability of the town centre as vacant office units can be utilised for other non-employment uses which maintain the attractiveness of the town centre and continue inward investment. At the same time the policy seeks to protect the major employment locations within the town centre along Knoll Road and this brings with it minor positive benefits to supporting business, business structure, the local economy and employment. Allowing the loss of some employment use is also likely to benefit identified housing need as offices are converted to residential units.

The policy is also likely to have minor positive effects on congestion as less employment use in the town centre is likely to reduce traffic movements in and out of the town centre at peak times. This also has positive effect on air quality.

However, uncertain effects arise on heritage assets as this will depend on where development takes place within the town centre and the proposed use.

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### **Policy TC6 - Leisure & Community Uses**

Policy TC6 seeks to give encouragement to proposal which would enhance or diversify the range of leisure and community within the town centre as well as resisting the loss of leisure and community facilities subject to certain criteria. As such it is considered that Policy TC6 is likely to have medium/long term positive effects on maintaining/improving leisure, social and cultural provision as well as improve access to a range of facilities.

Expanding or diversifying the range of leisure/community facilities is also likely improve the attractiveness of the town centre and therefore bring positive effects to the vitality/viability of the town centre as well as indirectly supporting economic activity through linked trips as well as supporting employment opportunities.

However, positive benefits are considered to be minor as the criteria in policy TC6 allows the loss of leisure/community use in certain circumstances.

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### **Policy TC7 - Accessibility**

Policy TC7 seeks to support and working with partners improve the accessibility of the town centre by all modes of transport especially by sustainable transport. Given the emphasis on accessibility by a range of transport modes it is considered that Policy TC7 is likely to have significant positive effects on encouraging the use of sustainable modes of transport as well as improving the accessibility to a range of services and

facilities. This should also lead to indirect and permanent beneficial effects on the population's health and air quality.

Improving accessibility through the criteria listed in the policy is also likely to lead to positive effects on greenhouse gas emissions and as better accessibility improves the centres attractiveness, positive effects are also likely on vitality/viability as well as supporting economic activity and employment.

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### **Policy TC8 – Improvements to the Highway Network**

Policy TC8 lists a number of highway improvements to key junctions within the town centre and identifies a cycle network. This is likely to have significant medium/long term positive effects on encouraging sustainable forms of transport and congestion which in turn has positive effects on reducing greenhouse gas emissions, air quality and the population's health.

Undertaking improvements to highway junctions and promoting a cycle network should also help improve the attractiveness of the town centre and the positive effects this has on vitality/viability as well as supporting economic activity and employment.

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### **Policy TC9 - Pedestrians**

Policy TC9 seeks to create a more pedestrian friendly environment within the High Street especially within the busiest area between Pembroke Broadway and Obelisk Way. This is likely to bring medium/long term significant positive effects on the population's health as pedestrian safety improves. Policy TC9 also seeks to make improvements to pedestrian circulation routes within and to the periphery of the town centre. This is likely to bring significant positive effects regarding access to services with other potential positive effects relating to the enhancement and enjoyment of open space areas.

As the policy is likely to bring about improvements in pedestrian safety as well as further environmental improvements this will further strengthen the attractiveness of the town centre and as such bring about medium/long term positive effects on vitality/viability, economic activity which in turn supports business and business structure.

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### **Policy TC10 – Rear Service Roads**

Provision of rear service roads should help to improve pedestrian safety by ensuring the majority of service vehicles are kept away from pedestrian areas. This will have positive effects on the populations' health. Given that the policy also facilitates delivery of policy TC9, positive effect is also likely on enhancement and enjoyment of open spaces as well as vitality/viability and the support this has on economic activity.

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### **Policy TC11 - General Design**

Policy TC11 sets out that development should respect its local context and should make positive contributions to the public realm, use contemporary materials, accommodate delivery of civic spaces and include soft landscaping. The policy is likely to have significant medium/long term and permanent positive effects on enhancing and

enjoyment of open spaces. This is also likely to have positive effects on crime and fear of crime as public realm improvements are made as well as reinforcing the attractiveness of the town centre which in turn has positive effects on vitality/viability, economic active and supporting business.

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### **Policy TC12 – High Street Character Area**

Policy TC12 seeks to protect and enhance the historic character of Camberley High Street. This is likely to have significant positive effects on the protecting/enhancing heritage assets. Maintaining High Street character is also likely to reinforce the attractiveness of the town centre and as such is likely to have positive effects on vitality/viability and supporting economic activity.

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### **Policy TC13 – The Public Realm**

Improvements to the public realm through Policy TC13 should give rise to significant medium/long term positive effects on crime and fear of crime as well as enhancing and the enjoyment of open spaces. Positive effects are also likely in terms of access to services and facilities as Policy TC13 seeks to improve existing linkages through the town centre. Public realm improvements should help to reinforce the attractiveness of the town centre which has positive effects on vitality/viability.

Open spaces also include Town Park to the east of the town centre. Given the nature of this open space area Policy TC13 should have positive effects on conserving and enhancing the Borough's biodiversity.

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### **Policy TC14 - London Road Block**

Policy TC14 specifically allocates land at London Road for major retail led development. The emphasis in the policy for delivery of a high quality comparison retail facility up to 41,000sqm is likely to bring significant medium/long term and permanent positive effects to vitality/viability and given the level of investment required, on economic activity, employment, supporting business and business structure.

TC14 also sets out that additional uses may be acceptable including residential, restaurants/café, convenience retail, offices, leisure and community facilities. This is likely to have medium/long term positive effects on meeting identified housing need, improving the population's health, improving opportunities to access local services/facilities, maintain/enhance cultural, social and leisure provision as well as reinforce the positive effect on vitality/viability. However, these effects are considered to be minor as the policy does not require additional uses and as such they are only likely to come forward if required to support delivery/viability.

Guidance on the built form that a development should take is also included within the policy. This includes a range of requirements from contributing to local distinctiveness, delivering environmental improvements including public realm improvements, creation of open space and improved pedestrian links. This aspect of the policy is likely to bring about significant positive medium/long term positive and permanent effects on crime/fear of crime as well as enhancing and encouraging enjoyment of open spaces.

Policy TC14 also requires contributions toward highway and public transport improvements which should have positive effects on the delivery of encouraging

sustainable transport and reducing traffic congestion. However these effects are likely to be minor as they are unlikely to fully off-set any increase in traffic numbers.

Given the location and existing use of the site, redevelopment is likely to bring permanent long term positive effects in terms of making the best use of PDL and opportunities to remediate potential land contamination.

Policy does not however consider elements of sustainable design such as measures to manage/mitigate flood risk, reducing greenhouse gas emissions and use of renewable energy and energy/water efficiency measures and as such effects are uncertain. Further, the development is likely to have short/medium term negative effects on noise and air quality especially during the construction phase, although these should reduce down to acceptable limits following completion and therefore negative effects will be reversible.

Allocation of London Road is also likely to have negative effects on waste both during construction and following completion.

<b>Main Modification MM5 (Policy TC14)</b>	<b>Appraisal Commentary</b>
<p><i>Add new sentence immediately below (iii):</i>  <u>A scheme for this site is expected to be delivering a high quality distinctive built form and as such it may be acceptable for it to depart from established building lines and heights.</u></p>	<p>The modification is unlikely to have effect on the majority of sustainability objectives. Although the modification would allow a departure from established building lines, the emphasis on high quality and a distinctive built form will have cumulative positive effects on protecting and enhancing the landscape, buildings, sites and features of historical interest when taken with Policy DM17 of the CSDMP and Submission policies TC1, TC11, TC12 and TC13.</p> <p>This positive effect is likely to be medium to long term and permanent.</p>

### **Policy TC15 - Camberley Station**

Policy TC15 sets out the allocation of Camberley Rail Station for redevelopment to provide an improved station, better transport integration as well as safer and better pedestrian access. This is likely to bring about long term and permanent positive effects on the populations' health given a safer environment as well as encouraging the use of more sustainable forms of transport. The redevelopment of the station site will also have positive effects on making the best use of previously developed land with the potential to remediate any possible land contamination.

The creation of better station facilities and integration with other public transport facilities is also likely to reinforce the town centre's attractiveness which will bring positive effects to vitality/viability as well as economic activity and support for business.

The effect on meeting identified housing need is positive given that the policy requires an element of residential development on the allocation site.

Policy does not consider elements of sustainable design such as measures to manage/mitigate flood risk, reducing greenhouse gas emissions and use of renewable energy and energy/water efficiency measures and as such effects are uncertain.

As with the London Road site short/medium term negative effects are likely with respect to air quality and noise but should return to acceptable limits following completion and therefore effects are reversible. Again, as with London Road, negative effects on waste are likely during construction in terms of demolition wastes and following completion due to increase in residential units.

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### **Policy TC16 – Land at Park Lane**

Policy TC16 allocates land at Park Lane for residential development which is likely to have significant positive effect on meeting identified housing needs. Location of the allocation is likely to bring positive effects on encouraging the use of sustainable transport as well as improving access to services and facilities. Significant positive effect on making the best use of previously developed land and the potential for remediating any possible land contamination.

Policy does not consider elements of sustainable design such as measures to manage/mitigate flood risk, reducing greenhouse gas emissions and use of renewable energy and energy/water efficiency measures and as such effects are uncertain. As with London Road short/medium term negative effects on air quality/noise during construction will be reversible. Negative effects are likely on waste during construction and following completion given the addition of residential units.

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### **Policy TC17 - Pembroke Broadway (North)**

The allocation of Pembroke Broadway (north) seeks a long term improvement to retail facilities in the southern end of the town centre along with associated environmental improvements including safer pedestrian links between Princess Way and Pembroke Broadway. This allocation is likely to bring significant positive long term and permanent benefits on the vitality/viability of the centre as well as economic activity, support for business and business structure. Positive effects on crime/fear of crime are likely given the desired improvements for surveillance and pedestrian links between Pembroke Broadway and Princess Way.

The identification of part of the site for residential use is also likely to bring positive effects on meeting identified housing needs. Given the location of the site significant positive effects are likely on making the best use of PDL and the associated benefits this may have on remediating any potential land contamination as well as accessing services/facilities.

Policy does not consider elements of sustainable design such as measures to manage/mitigate flood risk, reducing greenhouse gas emissions and use of renewable energy and energy/water efficiency measures and as such effects are uncertain.

As with other allocation sites negative effects are likely with respect to air quality and noise but should return to acceptable limits following completion of development and

therefore effects are reversible. Negative effects on waste are likely during construction in terms of demolition wastes and following completion due to increase in residential units.

Although site is likely to come forward in the longer term Policy TC17 does not require development to make contributions toward highway improvements or public transport which may be necessary to off-set any increase in traffic movements resulting from redevelopment of the site.

Main Modification MM3 (Policy TC14)	Appraisal Commentary
<p><i>Delete the final sentence and add to the first sentence: <u>and could provide circa 50 flats.</u></i></p>	<p>The modification is unlikely to have effect on the majority of sustainability objectives. The modification adds a reasonable layer of certainty by attaching estimated housing capacity to the supporting text for TC17. This is likely to reinforce significant positive medium to long term effects on meeting housing needs and utilising PDL. Whilst the effect of the SPA is uncertain, when taken cumulatively with other CSDMP and AAP policies which protect the SPA, effects are likely to be positive.</p>

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## Land East of Knoll Road

### Policy TC18A – Civic Uses Area

TC18A seeks to secure improvements to and rationalise an area of the town centre which is dominated by civic and cultural uses. The Policy aims to improve facilities at the Camberley Theatre, Camberley Library by combining with adult education and/or the museum as well as extending Town Park and opening up views to The Obelisk a grade II listed structure. In this respect Policy 18A is likely to have significant medium/long term permanent and positive effects on access to services and facilities, maintaining/improving cultural, social and leisure provision, improving the education/skills of the population as well as maintaining/enhancing and the enjoyment of open space.

Extending Town Park is also likely to bring positive effects to conserving/enhancing the Borough's biodiversity and the opening up of views to The Obelisk will bring positive effects on heritage assets. Further, improving and protecting civic/cultural uses and securing more integrated pedestrian access with the main town centre area is likely to bring positive benefits on vitality/viability with associated benefits to economic activity and employment.

Policy 18A is also likely to have positive effect on making the best use of previously developed land which in turn is likely to bring positive effects on land contamination given opportunities to remediate land.



Policy does not consider elements of sustainable design such as measures to manage/mitigate flood risk, reducing greenhouse gas emissions and use of renewable energy and energy/water efficiency measures and as such effects are uncertain.

As with other allocation sites negative effects are likely with respect to air quality and noise but should return to acceptable limits following completion of development and therefore effects are reversible. Negative effects on waste are likely during construction in terms of demolition wastes.

### **Policy TC18B – Housing**

Policy TC18B seeks to allocate part of the Land East of Knoll Road opportunity area for residential development and states that such development will be required to provide an extension to Town Park. Policy TC18B therefore is likely to have significant positive effects on meeting identified housing needs. Medium/long term permanent and positive effects are also likely on maintaining/improving and encouraging the enjoyment of open spaces with associated positive effects on biodiversity resulting from an extension to Town Park.

Although the loss of civic uses is expected to accommodate residential development, these are redundant uses or will be relocated and as such the effect on social, cultural and leisure facilities is at worst neutral with the proviso of development contributing toward civic/cultural uses likely to bring positive effect.

Given the location of the allocation site positive effect is likely on making the best use of PDL and associated possibility of remediating any contaminated land. Location of development is also likely to bring positive effects on encouraging the use of sustainable transport.

Policy does not consider elements of sustainable design such as measures to manage/mitigate flood risk, reducing greenhouse gas emissions and use of renewable energy and energy/water efficiency measures and as such effects are uncertain.

As with other allocation sites negative effects are likely with respect to air quality and noise but should return to acceptable limits following completion of development and therefore effects are reversible. Negative effects on waste are likely during construction in terms of demolition wastes and following completion due to increase in residential units.

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### **Policy TC19 – Former Magistrates Court**

Policy TC19 seeks to allocate the former Magistrates Court site for one or more town centre uses comprising retail, residential, offices, leisure or community facilities. The effects of Policy TC19 on meeting identified housing need, maintaining/improving social, cultural and leisure facilities are uncertain as the final mix of uses has not been confirmed. However, effects will in the main be positive.

Although a final mix of uses is not confirmed, the redevelopment of a gateway location is likely to reinforce the attractiveness of the town centre and therefore bring positive effects on vitality/viability and associated economic activity. The location of the site will also bring positive effects on making the best use of PDL with associated potential to remediate land contamination.

Policy does not consider elements of sustainable design such as measures to manage/mitigate flood risk, reducing greenhouse gas emissions and use of renewable energy and energy/water efficiency measures and as such effects are uncertain.

As with other allocation sites negative effects are likely with respect to air quality and noise but should return to acceptable limits following completion of development and therefore effects are reversible. Negative effects on waste are likely during construction in terms of demolition wastes.

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### **Policy TC20 - The Granary**

Policy TC20 seeks to allocate The Granary site for one or more town centre uses comprising offices, residential, leisure or community facilities. The effects of Policy TC20 on meeting identified housing need, maintaining/improving social, cultural and leisure facilities are uncertain as the final mix of uses has not been confirmed. However, effects will in the main be positive and add to the attractiveness of the town centre thus bringing positive benefits to vitality/viability and associated economic activity.

The location of the site will also bring positive effects on making the best use of PDL with associated potential to remediate land contamination. The redevelopment of the site also allows associated highway improvements to be made at the junction of Knoll Road/Portesbery Road and to rear service roads which is likely to have positive benefits on traffic congestion as well as pedestrian safety.

Policy does not consider elements of sustainable design such as measures to manage/mitigate flood risk, reducing greenhouse gas emissions and use of renewable energy and energy/water efficiency measures and as such effects are uncertain.

As with other allocation sites negative effects are likely with respect to air quality and noise but should return to acceptable limits following completion of development and therefore effects are reversible. Negative effects on waste are likely during construction in terms of demolition wastes.

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### **Cumulative Effects**

- 5.5 The Sustainability Appraisal process has to take account of the cumulative effects of the AAP. Cumulative effects are defined as those that could be insignificant individually but are significant in combination with other effects. The assessment of cumulative effects also includes synergistic effects (effects interact to produce an effect greater than the sum of individual effects) and secondary or indirect effects (effects are not a direct result of the plan).
- 5.6 The consideration of cumulative effects is set out in Table 5-1. This considers the cumulative effects of the AAP policies as a whole against the SA objectives as well as considering effects of the AAP in combination with other relevant plans/programmes.

**Table 5-1: Cumulative Effects**

SA Objective	Cumulative Effect
1. To meet identified housing need	<p>Policy TC4 highlights a target of at least 200 dwellings within the town centre which incorporates those to be provided in the allocated sites. The combination of Policy TC4, TC14, TC15, TC16, TC17, TC18B, TC19 and TC20 with one another and the Core Strategy should have positive effects on meeting housing needs including affordable housing provision due to Core Strategy Policy CP5. Cumulative effect of other proposed housing in the South East on Thames Basin Heaths SPA must be off-set by provision of SANG. SANG capacity has been ring fenced for residential development in the town centre and even though Policy TC4 states that the 200 units are a minimum (at least), the combination of policy TC4, Core Strategy Policy CP14B, the Thames Basin Heaths Joint Delivery Framework and the Borough Council’s SPA SPD will avoid impact.</p> <p><b><u>The Main Modifications to the AAP reinforce the positive effect on meeting housing need given the emphasis on the presumption in favour of sustainable development and adding suggested capacity to Policy TC17. The Main Modifications will also reinforce protection for the SPA in combination with CSDMP Policy CP14B and AAP policies TC4 and the Thames Basin Heaths Joint Delivery Framework.</u></b></p>
2. To improve the populations health	<p>General approach of the AAP to maintain/improve recreation &amp; leisure facilities, improving accessibility of town centre by cycling/walking and extending Town Park open space will in-combination have beneficial effects on the population’s health. These positive effects are likely to be enhanced further in combination with Core Strategy policies CP2, CP10, CP13, DM15 &amp; DM16. Cumulative issues with air quality as a result of construction and noise pollution on the various allocation sites may temper health improvements although air quality and noise are likely to be short term reversible effects and therefore not considered significant. Cumulative impact on air quality from traffic associated with retail/residential development may also temper positive health gains, but should be considered with respect to longer term trends of improving air quality due to improved vehicle technology and emphasis in the AAP and the Core Strategy on sustainable transport.</p> <p><b><u>The Main Modifications do not change the cumulative effects on this sustainability objective.</u></b></p>

<p>3. To improve the education and skills of the local population</p>	<p>Land East of Knoll Road Policy TC18A will have positive cumulative effects on improving education/skills of the population.</p> <p><b><u>The Main Modifications do not change the cumulative effects on this sustainability objective.</u></b></p>
<p>4. To reduce crime &amp; fear of crime</p>	<p>Combination of Core Strategy Policy DM9 and AAP policies on design, public realm and individual allocations should as a whole improve the perception of low crime levels within the town centre by improving its environment. This positive effect should be compounded by ensuring uses for the night time economy are in line with Council’s licensing policy. However, reference to crime &amp; design within the general design policy could be made to further strengthen positive effects.</p> <p><b><u>Main modification to Policy TC14 with respect to high quality and distinct design may reduce fear of crime in combination with DM9 of the CSDMP and other AAP policies.</u></b></p>
<p>5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community</p>	<p>AAP policies set out requirements for improved accessibility into and through the town centre by a variety of transport modes including public transport, cycling and walking. Further, the AAP includes policies which seek to improve services within an accessible location. Coupled with Policy CP1 of the Core Strategy which directs new development to the west of the Borough and Core Strategy Policy CP10, CP11 and DM11 should bring positive cumulative effects on improving access to key services.</p> <p><b><u>The Main Modifications do not change the cumulative effects on this sustainability objective.</u></b></p>
<p>6. To maintain and improve cultural, social and leisure provision</p>	<p>Policy TC6 along with some of the allocation policies seek to maintain/improve leisure, cultural and social facilities within the town centre and this should reinforce positive cumulative benefits in combination with Core Strategy Policies CP10, DM14, DM15 &amp; DM16. However, improving leisure/cultural facilities could attract more visitors into the town centre and result in synergistic effects such as increases in traffic movements and the resultant effect this could have on air quality. However, the majority of vehicle trips associated with cultural/social/leisure activities are unlikely to occur during peak hours and therefore in combination with improvements to vehicle technology, unlikely to give rise to air quality exceedence.</p> <p><b><u>The Main Modifications do not change the cumulative effects on this sustainability objective.</u></b></p>

7. To encourage enjoyment of the countryside, open spaces and biodiversity	<p>Open space improvements are highlighted throughout the AAP policies and biodiversity is mentioned in Policy TC1: Development Principles. All these AAP policies coupled with Core Strategy policies CP2, CP10, DM15 and DM16 should have cumulative positive effects. The AAP policies are also likely to have synergistic/secondary positive effects on crime and health of the population.</p> <p><b><u>The Main Modifications do not change the cumulative effects on this sustainability objective.</u></b></p>
8. To reduce the risk of flooding	<p>Camberley Town Centre is not an area identified as at risk from fluvial flooding even in the advent of climate change. However, one historic flood event from non-fluvial sources has been recorded within the town centre. No approaches are set out with respect to flood risk and given level of development likely to come forward in the town centre this could have cumulative negative effects on run-off and highway/foul water drainage with indirect effects on water quality. AAP in combination with Core Strategy policies CP2 and DM10 which seek to address flood risk should reduce negative effects from the AAP. However, in order to reduce effects further an AAP policy could refer to flood risk assessments, flood resilient design and use of SUDS.</p> <p><b><u>The Main Modifications do not change the cumulative effects on this sustainability objective.</u></b></p>
9. To make the best use of previously developed land (PDL) and existing buildings	<p>Whole of town centre lies within PDL. Scale and type of development proposed in AAP will make best use of PDL and conversion of some office buildings to other uses making best use of vacant buildings. Using PDL efficiently in this manner is likely to have synergistic/secondary impacts on town centre population and possibly traffic generation which could conflict with air quality and human health although this should be considered with respect to longer term trends of improving air quality due to improved vehicle technology and emphasis in the AAP and the Core Strategy on sustainable transport.</p> <p><b><u>Main Modifications reinforce the cumulative effects through the presumption in favour of sustainable development.</u></b></p>
10. To reduce contamination and safeguard soil quality and quantity	<p>As preferred approaches make best use of PDL this gives opportunities to remediate contaminated land where it arises.</p> <p><b><u>Main Modifications reinforce the cumulative effects through the presumption in favour of sustainable</u></b></p>

	<b><u>development.</u></b>
11.To maintain and improve the quality of water resources	<p>Cumulative effects on water quality are connected with ability to reduce run-off or treat/reduce pollution at source through use of SUDS. AAP generally promotes sustainable buildings and in combination with Core Strategy should give rise to positive effects on water quality. However, use of SUDS should be reinforced through reference in policy.</p> <p><b><u>The Main Modifications do not change the cumulative effects on this sustainability objective.</u></b></p>
12.To ensure air quality continues to improve in line with national and/or WHO targets	<p>Increased development of retail floorspace and residential dwellings within the town centre has the potential to increase traffic movements and lead to cumulative negative effects on air quality, including dust from construction activities and emissions from construction traffic. This also has the potential to negatively affect human health and greenhouse gas emissions.</p> <p>However, cumulative effects from construction and construction traffic should be short term and reversible and are therefore not considered significant. With respect to longer term impacts from traffic associated with new development (when completed), other AAP policies promoting public transport should help to reduce these effects and in combination with advances in vehicle technology (outside the scope of the AAP) effects on air quality are likely to be neutral.</p> <p><b><u>The Main Modifications do not change the cumulative effects on this sustainability objective.</u></b></p>
13.To reduce greenhouse gases	<p>Reduction of greenhouse gases is likely to occur given the cumulative effect of older less energy efficient building stock being replaced or refurbished by more sustainable buildings especially as Policy TC1 of the AAP seeks sustainable forms of development in terms of energy/water efficiency, use of renewable energy and sustainable materials. Cumulative positive effects are strengthened when seen in combination with Core Strategy Policies CP2, CP10 and DM7. However, increase in retail/residential could attract increased traffic movements which could negatively affect air quality and greenhouse gas emissions. However synergistic effects with other AAP policies promoting public transport should help to reduce these effects and in combination with advances in vehicle technology (outside the scope of the AAP) effects on air quality are likely to be neutral.</p>

	<b><u>The Main Modifications do not change the cumulative effects on this sustainability objective.</u></b>
14.To conserve & enhance the Borough’s biodiversity	<p>Policy TC1 of the AAP seeks to protect and enhance natural features including biodiversity and Policies TC18A and 18B seek to extend Town Park. This should give rise to positive cumulative effects on biodiversity especially in combination with Core Strategy Policies CP2 and CP14A.</p> <p><b><u>The Main Modifications do not change the cumulative effects on this sustainability objective.</u></b></p>
15.To avoid damage and fragmentation of major features of importance for fauna & flora	<p>Town centre does not include major features for fauna or flora; however development can affect such features when viewed in combination with other development. Synergistic/secondary effects could arise from additional housing which adds to recreational or urbanising effects. However, in combination with the Core Strategy Policy CP14B, SPA SPD, Thames Basin Heaths Joint Delivery Framework as well as international/national directives and regulations, protection of major features will be secured, especially as SANG for residential development in the town centre has been secured and ring fenced.</p> <p><b><u>Main Modifications reinforce the protection of major features of importance for flora and fauna.</u></b></p>
16. To maintain & enhance the quality of the countryside, green belt and open space areas	<p>AAP sets out to maintain/improve open spaces within the town centre including Town Park. Cumulatively this has positive effects on open space areas and possible positive synergistic effects on health, crime and biodiversity.</p> <p><b><u>The Main Modifications do not change the cumulative effects on this sustainability objective.</u></b></p>
17.To ensure protection of the Special Protection Area	<p>Town centre does not lie within 400m of the SPA; however residential development within 5km can affect the SPA when viewed in combination with other development. Synergistic/secondary effects could arise from additional housing which adds to recreational or urbanising effects. However, in combination with the Core Strategy Policy CP14B, SPA SPD, Thames Basin Heaths Joint Delivery Framework as well as international/national directives and regulations, protection of SPA will be secured, especially as SANG for residential development in the town centre has been secured and ring fenced. However, effects are uncertain if SANG capacity is exhausted and residential development continues to come forward in the town</p>

	<p>centre.</p> <p><b><u>Main Modifications reinforce protection for the SPA.</u></b></p>
18.To reduce noise pollution	<p>Cumulative effect of development within the town centre including its construction has the potential to lead to increased levels of noise pollution. This could be through construction activities, general increases in ambient noise levels due to more visitors and resultant traffic, retail opening hours and location of evening economy uses such as pubs/nightclubs, especially if set adjacent to residential areas. This also has synergistic/secondary effects on perception of crime and health. However noise associated with construction should be short term and reversible and is not considered significant. In terms of ambient noise levels the cumulative effect of AAP policies especially on the night time economy should be positive.</p> <p><b><u>Main Modifications reinforce the protection of major features of importance for flora and fauna.</u></b></p>
19.To encourage the use of more sustainable modes of transport and reduce traffic congestion	<p>Several AAP policies set out the requirement for improvements to transport including bus services, a transport interchange including redevelopment of Camberley Rail Station and improvements to walking/cycling and pedestrian friendly areas. The policies also set out requirements for collecting developer contributions towards improved infrastructure. As such, when viewed cumulatively these policies should encourage travel by means other than the private car. However, synergistic/secondary effects of improving the attractiveness of the town centre through additional retail and public realm improvements could increase visitor numbers to the town centre, which could increase traffic numbers and deteriorate air quality.</p> <p>The effects of improved public transport provision and accessibility to the town centre will have to be monitored to ensure effectiveness. However, with respect to longer term impacts from traffic associated with new development, along with other AAP policies promoting public transport and Core Strategy Policies CP10, CP11, CP12 and DM11 this should help to reduce these effects and in combination with advances in vehicle technology (outside the scope of the AAP) effects on air quality are likely to be neutral.</p> <p>In terms of potential effects on congestion, the AAP has the ability to attract higher levels of traffic by increasing the attractiveness of the town centre. However, the cumulative effect of the AAP policies is likely</p>



	<p>to improve highway junctions, obtain contributions from development toward highway infrastructure both within and around the town centre. In combination with Core Strategy Policies and projects identified within the Infrastructure Delivery Plan, it is considered that no cumulative negative effects should arise on congestion. Further, traffic associated with the town centre is likely to occur outside of peak hours so that even when considering the impact with development outlined in the Core Strategy, the cumulative effect is still likely to be neutral.</p> <p><b><u>Main Modifications reinforce the protection of major features of importance for flora and fauna.</u></b></p>
20.To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	<p>Baseline heritage assets are unlikely to change significantly over the AAP period as assets are limited and do not lie in areas identified for change. However, the AAP does not set out protection/enhancement of heritage assets. General design policy on High Street takes account of character and policy TC18A on Land East of Knoll Road sets out enhancing the setting of the Obelisk through improvements to Town Park. Cumulatively these approaches are likely to ensure protect/enhance heritage assets especially in combination with Core Strategy Policy DM17, although future policy wording could be strengthened.</p> <p><b><u>Main Modifications, in combination with other CSDMP and AAP policies reinforce the cumulative positive effect on this sustainability objective.</u></b></p>
21.To increase energy efficiency and increase the use of renewable energy	<p>In combination with Core Strategy Policies CP2, CP10, DM7 and the NPPF, Policy TC1 set out requirements for higher levels of building sustainability including use of renewables. Compared with built stock to be replaced this should ensure improved energy performance and increase opportunities for renewable energy. This will have positive synergistic/secondary effects on greenhouse gas emissions and potentially promote the use of sustainable materials.</p> <p><b><u>Main Modifications reinforce the protection of major features of importance for flora and fauna.</u></b></p>
22.To reduce generation of waste and maximise re-use and recycling	<p>Cumulative effect of all development within the town centre is likely to have negative effects on waste generation in terms of construction and commercial waste. This could be reduced by ensuring site management plans encourage re-use of construction waste. Influencing levels of commercial waste recycling is beyond the scope of the AAP. In combination with the Council's recycling strategy household</p>

	<p>waste should be minimised through high percentage rates of recycling although with more dwellings, waste levels are still likely to increase especially when combined with falling household sizes.</p> <p><b><u>Main Modifications reinforce the protection of major features of importance for flora and fauna.</u></b></p>
23.Promote the use of materials and products produced by sustainable methods	<p>Policy TC1: Development Principles sets out use of sustainable materials. Acting with the Core Strategy and national policy the approach to energy efficiency should act cumulatively to promote the use of more sustainable building materials. This also has the potential to lead to positive synergistic/secondary effects on greenhouse gas emissions and production of waste as sustainable materials have a lower carbon footprint and/or could be formed from recycled material.</p> <p><b><u>Main Modifications reinforce the protection of major features of importance for flora and fauna.</u></b></p>
24.To encourage reduced water consumption	<p>Policy TC1: Development Principles sets out water efficiency in new development. Coupled with the Core Strategy and potential use of SUDS the cumulative effect is likely to be positive. This could be off-set by new dwellings with low household sizes and level of new retail development but effect of replacing older less efficient built stock with new may negate this. Improving water consumption rates is likely to have positive secondary effects on water resource availability in the longer term in combination with measures set out in water company resource management plans.</p> <p><b><u>Main Modifications reinforce the protection of major features of importance for flora and fauna.</u></b></p>
25.To maintain stable levels of employment in the Borough	<p>AAP seeks to increase retail development and ensure retention of employment space in specific areas of the town centre. In combination with Core Strategy Policy CP8 this should act together to ensure stable levels of employment. Losing some office space and increasing retail may lead to secondary effects of lowering skill levels and wages which have further secondary effects on housing affordability. However, cumulative effect of AAP and Core Strategy should ensure skills retention.</p> <p><b><u>Main Modifications reinforce the protection of major features of importance for flora and fauna.</u></b></p>
26.To support economic activity	<p>The AAP as a whole is to promote economic activity within the town centre by increasing retailing and supporting associated uses as well as reinforcing its attractiveness as a destination of choice for</p>

	<p>shopping/leisure activities. Cumulative effect of all policies will have positive effects on the local economy. This will have positive secondary effects on the vitality/viability of the town centre as well as maintaining stable levels of employment.</p> <p><b><u>Main Modifications reinforce the protection of major features of importance for flora and fauna.</u></b></p>
27.To sustain and enhance the viability and vitality of town centres	<p>AAP sets out to improve vitality/viability of the town centre as a whole and all policies have a positive cumulative effect. Positive secondary effects are also likely in terms of employment, the economy, supporting businesses as well as improving the retail/leisure offer of the town centre and access to key services. This also brings with it potential synergistic negative effects with respect to traffic generation, air quality and noise issues. Noise impacts are likely to be short term and reversible and not considered significant. With respect to longer term impacts from traffic associated with new development, along with other AAP policies promoting public transport and Core Strategy Policies CP10, CP11, CP12 and DM11 this should help to reduce these effects and in combination with advances in vehicle technology (outside the scope of the AAP) effects on air quality are likely to be neutral.</p> <p><b><u>Main Modifications reinforce the protection of major features of importance for flora and fauna.</u></b></p>
28.To support existing business structure and businesses	<p>Cumulative effect of all AAP policies will have positive effect on business structure and businesses as positive effect on vitality/viability leads to secondary effects for business, employment and the economy.</p> <p><b><u>Main Modifications reinforce the protection of major features of importance for flora and fauna.</u></b></p>



## **6 Mitigation & Monitoring**

- 6.1 Section 5 set out the appraisal of individual policies within the AAP as well as the cumulative effect of those policies both in terms of the AAP itself and the AAP in combination with other plans/programmes.
- 6.2 This section sets out suggestions where the AAP policies could be strengthened in order to reduce negative effects or enhance positive effects as identified in the appraisal of policies both individually and cumulatively. In some cases the appraisal of individual policies may have highlighted either negative effects or areas of uncertainty. However, the cumulative effects of all AAP policies working together with themselves and in combination with other plans/programmes may have reduced or negated these effects to such a degree that mitigation or enhancement is not required.
- 6.3 Therefore the consideration of each policy has considered whether mitigation/enhancement is required when the AAP is viewed as a whole. As such, there may be several policies with the same negative or uncertain effects, but which are negated by another policy in the AAP or in combination with other plans/programmes and as such mitigation has already been included. Table 6-1 sets out proposed measures to reduce negative or enhance positive effects and how the Borough Council has taken these into account within the AAP.



**Table 6-1: Measures to Reduce Negative/Uncertain or Enhance Positive Effects**

AAP Policy	Mitigation/Enhancement	Borough Councils Response
The Strategy	<p>Appraisal of the strategy highlights potential negative effects on traffic movements and associated air quality. However, AAP sets out a range of improvements to public transport links such as Camberley rail station and improvements to accessibility for pedestrians/cyclists. These are likely to increase use of sustainable transport modes and coupled with improvements to vehicle technologies, air quality should continue to improve.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC1 – Development Proposals	<p>Positive effects could be strengthened through reference to crime &amp; design as well as environmental improvements and heritage assets. Policy TC1 should also include reference to the consideration of flood risk through mitigation and flood resilient design including use of SUDS.</p> <p><b><u>Main Modifications do not require mitigation/enhancement</u></b></p>	Supporting text to be amended to include reference to Policy DM10. New criteria (xi) added to reflect this suggested change.
Retail Strategy	<b>No proposed changes.</b>	N/A
Policy TC2 – New Retail Development	<p>Uncertain effects on noise pollution resulting from the night time economy are reduced through Policy TC1 and TC3. Uncertain effects on heritage have been reduced through suggested changes to Policy TC1.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC3 – Food & Drink	Policy could be strengthened to ensure that street furniture in connection with café/restaurants/bars do not adversely effect character of open space areas.	Policy text amended to reflect this requirement.
Policy TC4 – Housing	Although covered by Core Strategy Policies CP3 and	This is already catered for in Policy TC1 and

AAP Policy	Mitigation/Enhancement	Borough Councils Response
	<p>CP14B, Policy TC3 could be strengthened to include a caveat that residential development will not be permitted unless it can demonstrate no significant effect on the Thames Basin Heaths SPA.</p> <p>The policy is silent on how residential development can consider reducing greenhouse gas emissions, increase energy/water efficiency, promote the use of renewable energy as well as reducing/mitigating flood risk. However, these uncertain effects are reduced through suggestions to Policy TC1.</p> <p>Effects on waste will be dealt with by other Council strategies and as such synergistic effects reduce impact.</p>	<p>a general reference included within Policy TC4, so no further change considered to be required.</p> <p>Supporting text to Policy TC1 also cross references to Policies DM7 &amp; DM10 of the Core Strategy &amp; Development Management Policies DPD. Changes have been made to Policy TC1 in respect of reference to flooding.</p>
Policy TC5 – Employment	<p>Uncertain effects have been addressed through suggestions to Policy TC1.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC6 – Leisure & Community	<p>Policy could be strengthened in criteria (i) to ensure that facilities to be replaced elsewhere are replaced within the locality. Further strengthening could be considered in criteria (ii) through either making space for or contributing toward new/replacement facilities where facilities are lost because it enables wider generation of the town centre.</p>	<p>Not agreed with respect to (i). Not all uses need to be replaced within the locality i.e. Portesbery School.</p>
Policy TC7 – Accessibility	<p>Policy could be strengthened to include reference to the types of contribution required i.e. financial and/or in-kind.</p>	<p>Agree, wording amended.</p>
Policy TC8 – Improvements to the Highway Network	<p>Policy could be strengthened to include reference to the types of contribution required i.e. financial and/or in-kind.</p>	<p>Agree, wording amended.</p>
Policy TC9 – Pedestrians	<p>Policy could be strengthened to include reference to developer contributions and type of contribution required i.e.</p>	<p>Agree, wording amended.</p>



AAP Policy	Mitigation/Enhancement	Borough Councils Response
	financial and/or in-kind.	
Policy TC10 – Rear Service Roads	Policy could be strengthened to include reference to developer contributions and type of contribution required i.e. financial and/or in-kind.	Policy amended to clarify where financial contributions will be sought.
Policy TC11 – General Design	<p>Maximising positive effects on crime &amp; fear of crime and reducing uncertain effects on heritage assets have been included in suggestions for Policy TC1.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC12 – High Street Character Area	<p>Maximising positive effects on heritage assets have been included in suggestions for Policy TC1.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC13 – The Public Realm	<p>Maximising positive effects on heritage assets have been included in suggestions for Policy TC1.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC14 – London Road Block	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p><b>No proposed changes.</b></p> <p><b><u>Main Modifications do not require mitigation/enhancement.</u></b></p>	N/A

AAP Policy	Mitigation/Enhancement	Borough Councils Response
Policy TC15 – Camberley Station	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC16 – Land at Park Lane	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC17 – Pembroke Broadway North	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p>Policy could be strengthened to include reference to highway contributions and type of contribution required i.e. financial and/or in-kind.</p>	This is considered to be covered by Policy TC8.

AAP Policy	Mitigation/Enhancement	Borough Councils Response
	<b><u>Main Modifications do not require mitigation/enhancement</u></b>	
Policy TC18A – Civic Uses Areas	<p>Negative effect on construction waste could be mitigated through site management.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p>Reference to exploring opportunities for biodiversity gain within the civic uses area should be included within the policy to maximise positive effects.</p>	Not agreed. Primary purpose of these areas is to provide recreation/open space. Management plans for areas will address biodiversity.
Policy TC18B – Housing	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p><b>No proposed changes.</b></p>	N/A
Policy TC19 – Former Magistrates Court	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p><b>No proposed changes.</b></p>	N/A

AAP Policy	Mitigation/Enhancement	Borough Councils Response
Policy TC20 – The Granary	<p>Negative effect on construction waste could be mitigated through site management. Post construction waste will be dealt with via other strategies and as such synergistic effects already reduce effect.</p> <p>Uncertain effects with respect to sustainable design are already dealt with in Policy TC1 and Core Strategy Policy CP2, CP10, DM7 &amp; DM10.</p> <p><b>No proposed changes.</b></p>	N/A

## Proposals for Monitoring

- 6.4 The effects of implementing the AAP must be monitored to identify any unforeseen adverse sustainability effects, whether mitigation measures proposed are working and to seek to identify effects which differ from those predicted. This will involve, as far as is possible, quantifying both beneficial and adverse significant effects through a set of indicators. A number of indicators relevant to the Camberley Town Centre AAP are contained within Appendix 3 of the Core Strategy & Development Management Policies DPD as well as the accompanying Sustainability Appraisal Report of May 2011. Although the indicators in Appendix 3 are, in the main, linked to Borough wide effects, they are just as relevant to the spatial scale of the AAP.
- 6.5 As such those targets and indicators relevant to the Camberley Town Centre AAP and included within other documents include: -
- Percentage of affordable and market units completed by size and type.
  - List of infrastructure projects committed or completed during AMR year
  - Number of buildings and structures maintained, added or deleted from the local list
  - Amount of land implemented as SANGS
  - Percentage of waste sent for reuse, recycling and composting
  - Number of buildings completed to prescribed building standards for energy and water efficiency and numbers which exceed prescribed standards
  - Number of developments completed with SUDS
  - Number of Travel Plans implemented in association with major developments
  - Total amount of floorspace for town centre uses
  - Total amount of retail floorspace completed in town centres, edge of centre and outside centres
  - Total amount of retail floorspace completed or lost within Camberley Town Centre
  - Total amount of new employment floorspace completed or lost within Camberley Town Centre.
  - Total amount of community and leisure floorspace completed or lost within Camberley Town Centre.
  - Amount of floorspace standing as vacant
  - Violent crime per 1,000 population
  - Amount of new open space provided on major housing development
- 6.6 It is also considered that some additional indicators will be required to monitor the significant effects of the AAP. Additional indicators include: -
- Patronage of public transport including walking/cycling
  - Air quality
  - Amount of contaminated land remediated
  - Amount of new open space created or existing open space enhanced and public realm schemes completed
  - Completion of biodiversity enhancements
- 6.7 The final set of indicators to be used when monitoring the sustainability effects of the AAP will be confirmed within the Sustainability Statement which will be published shortly after adoption of the AAP.

## **7. Next Stages**

- 7.1 This is the Final SA Report of the Camberley Town Centre AAP and no further iterations will be required.

### **SA/SEA Statement**

- 7.2 In accordance with the SEA Directive and Regulations and in line with good practice as set out by the Planning Advisory Service (PAS), upon adoption of the AAP a statement will be published which summarises how sustainability (including environmental) considerations have been integrated into the adopted AAP and how the SA report has been taken into account, including the reasons for choosing the AAP over any alternatives (options) considered.

## **Appendix A**

### **Compatibility of Sustainability Objectives against AAP Objectives**





		AAP Objectives						
		1	2	3	4	5	6	7
SA/SEA Objectives	1	-	-	-	✓	-	-	-
	2	-	✓	-	-	✓	✓	✓
	3	-	-	✓	-	-	-	-
	4	-	-	-	?	-	✓	✓
	5	?	?	?	✓	✓	-	-
	6	?	✓	✓	✓	✓	-	-
	7	?	-	-	✓	-	✓	-
	8	?	-	-	?	-	?	?
	9	✓	✓	-	✓	-	?	-
	10	✓	-	-	✓	-	?	-
	11	?	-	-	?	-	?	-
	12	?	-	?	?	?	-	-
	13	?	-	?	?	?	-	-
	14	-	-	-	?	-	-	-
	15	-	-	-	?	-	-	-
	16	?	-	?	?	-	✓	✓
	17	-	-	-	?	-	-	-
	18	?	-	?	?	?	✓	✓
	19	?	-	?	✓	✓	-	-
	20	?	-	-	?	-	?	?
	21	?	-	-	?	-	?	-
	22	?	-	-	?	-	-	-
	23	?	-	-	?	-	-	-
	24	?	-	-	?	-	?	-
	25	✓	✓	✓	✓	✓	-	-
	26	✓	✓	✓	-	✓	-	✓
	27	✓	✓	✓	✓	✓	✓	✓
	28	✓	✓	✓	✓	✓	-	-

**Key**

✓	Generally Compatible
✘	Generally Incompatible
-	No Relationship
?	Depends upon Implementation



## **Appendix B**

### **Appraisal Matrices for AAP Options**



## APPENDIX B – OPTIONS APPRAISAL MATRICES

### Key

✓	Significant Positive/Beneficial Impact
✓	Minor Positive/Beneficial Impact
✘	Significant Adverse impact
✘	Minor Adverse Impact
–	No Effect/No Change
?	Impact Uncertain/Unknown
I	Impact Depends Upon Implementation

### Spatial Strategy

SEA Objective	Option 1			Option 2			Option 3			Option 4			Option 5		
	ST	MT	LT	ST	MT	LT	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	✓	✓	✘	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. To improve the populations health	-	✓	✓	-	-	-	-	?	?	-	✓	✓	-	✓	✓
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	✘	?	-	?	?	-	?	?
4. To reduce crime and fear of crime	-	-	-	-	✘	✘	-	✘	✘	-	✓	✓	-	✓	✓
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	?	?	-	-	-	-	?	?	-	✓	✓	-	✓	✓
6. To maintain and improve cultural, social and leisure provision	-	I	I	✘	-	-	✘	✘	✘	-	✓	✓	-	✓	✓
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	I	I	-	-	-	-	?	?	-	✓	✓	-	✓	✓
8. To reduce the risk of flooding	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9. To make best use of previously developed land (PDL) and existing buildings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10. To reduce contamination and safeguard soil quality and quantity	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
11. To maintain and improve the quality of water resources	I	I	I	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
12. To ensure air quality continues to improve in line	✓	✘	?	✓	✓	✓	✓	?	?	?	?	?	✓	?	?

with national and/or WHO targets															
13. To reduce greenhouse gas emissions	✓			✓	✓	✓	✓	✓	?	✓	?	?	✓	?	?
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	✓	?	-			-		
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-		-	-	-	-	-	?	?	?	?	?	-	✓	✓
17. To ensure protection of the Special Protection Area															
18. To reduce noise pollution	-	x	?	-	-	-	-	x	✓	x	x	✓	-	x	x
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	✓	✓	?	?	?	-	?	?	?	✓	✓	-	✓	✓
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	-		-	-	-	-	-	?	?				-		
21. To increase energy efficiency and increase the use of renewable energy	✓	✓	✓	x	x	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	✓	✓	-	✓	✓	-	✓	✓
23. Promote the use of materials and products produced by sustainable methods	-		-	-	?	?	-	✓	✓	✓	✓	✓	✓	✓	✓
24. To encourage reduced water consumption	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
25. To maintain stable levels of employment in the Borough	x	✓	✓	x	x	x	x	✓	✓	✓	✓	✓	x	✓	✓
26. To support economic activity	x	✓	✓	x	x	x	x	✓	✓	✓	✓	✓	x	✓	✓
27. To sustain and enhance the viability and vitality of town centres	x	✓	-	x	x	x	x	?	x	✓	✓	✓	x	✓	✓
28. To support existing business structure and businesses	x		?	x	x	x	x	?	?	✓	✓	✓	x	✓	✓

### Option 1 – No Change (This option is a continuation of the existing saved Town Centre policies as set out in the Local Plan 2000)

#### Short Term

Continuing with the existing town centre policies is unlikely to result in significant changes in the short term given that the level of new development is unlikely to be significant. It is considered that the conversion of existing offices to residential use will continue which has short term adverse effects on economic objectives some of which may be significant. However this will be somewhat off-set by the economic benefits of converting vacant office space into residential units which brings with it minor benefits to the construction industry. However the centre as a whole is likely to decline given improved retail/leisure/employment offers within neighbouring centres and continued depreciation in environmental quality. The decline in office premises offers minor

benefits in identifying housing need and significant benefits in utilising PDL and existing buildings; this change is likely to be permanent moving into the medium and long term. The potential conversion of offices to residential also offers opportunities to improve energy efficiency/renewable energy and therefore reductions in greenhouse gases and water consumption which are likely to be permanent. Air quality is likely to improve given technological advances to motorised vehicles and declining role as a centre of employment and retail attraction.

### **Medium Term**

The likelihood of Policy TC20 London Road Policy Area coming forward in this period should help boost the retail offer; reverse the short term decline and help Camberley compete with other centres and improve employment opportunities. This is likely to continue into the long term but could be reversible depending on the national economy or growth rates of other centres. Policy TC20 does not set out a clear strategy for delivery and does not cover the whole of the town centre and as such these benefits are considered minor only. Minor benefits of meeting identified housing need arise as vacant offices continue to be converted to residential which brings with it continued benefits of increasing renewable energy/energy efficiency/water consumption. The performance against a number of SA/SEA objectives depend upon implementation as it is not clear from the policies how certain aspects will be delivered such as improving open space, cultural/social provision, protecting heritage assets etc...Air quality is likely to be adversely affected during construction and with increases in traffic, however these affects are considered to be short term and reversible. Noise pollution is likely to be adversely affected during construction on London Road, but this is temporary and reversible.

### **Long Term**

Identified housing need is likely to be adversely affected as opportunities for new residential diminish with no other opportunities identified within the existing policies. A number of effects are uncertain such as air quality as this is dependent on take up of transport other than the car, but also continued technological advances and international/national air quality legislation. A number of effects continue to be dependent on how the existing policies are implemented as there is no clear strategy for improving open space or cultural/social facilities. Higher level policies cover issues such as flood risk, water resources and reducing greenhouse gases, but this still depends on how this guidance is implemented within the Town Centre.

## **Option 2 – Dispersed Retail**

### **Short Term**

Dispersed retail in the short term is unlikely to lead to significant changes against a number of sustainability objectives given the low level of development expected. However, even in the short term limited development is likely to have adverse effects on viability/vitality and economic performance. Beneficial effects on housing need arise as some offices are converted to dwellings. Beneficial effects are also likely in terms of air quality, flood risk, soil contamination, utilising PDL and greenhouse gas emissions as development is limited and will utilise existing PDL areas. The impact on travel by sustainable modes is uncertain as further development of the town centre may be required to facilitate additional transport options.

### **Medium Term**

Beneficial effects against some objectives continue as limited development opportunities continue i.e. air quality and flood risk. The beneficial effects of

housing are only minor as the supply of office conversions slow and only limited housing is identified elsewhere. The economic function of the town centre continues to decline which is exacerbated by other centres growing and outcompeting Camberley as a destination of choice. This has probable significant negative effects on vitality/viability, maintaining stable levels of employment, supporting economic activity and supporting businesses. Minor adverse effects are expected on crime perception as the public realm continues to decline.

### **Long Term**

Beneficial effects against some objectives continue into the long term given continuing limited development opportunities. Beneficial effects of housing continue to be minor as the supply of office conversions cease and only limited housing is identified elsewhere. The economic function of the town centre continues to decline and is further exacerbated by other centres continuing to grow and outcompete Camberley as a destination of choice. This has probable significant negative effects on vitality/viability, maintaining stable levels of employment, supporting economic activity and supporting businesses. Minor adverse effects continue on perception of crime as the public realm continues to decline.

### **Option 3 – Major Retail on Knoll Road**

#### **Short Term**

Limited development opportunities in the short term will mean no change against a number of sustainability objectives. Positive effects occur in meeting identified housing need as housing opportunities arise and the limited level of development will help to protect air quality, low flood risk and making use of PDL with the benefits of remediating contaminated land that this brings. Benefits to energy and water efficiency and reduction of greenhouse gases are only minor as a result of conversion of existing premises to residential meeting code for sustainable homes standards. Low levels of development are likely to lead adverse effects on the local economy in the short term, but this could be temporary and reversible and as such the magnitude of effect will be minor.

#### **Medium Term**

Beneficial effects are probable in the medium term for objectives against housing needs, flood risk, soil contamination and water quality as redevelopment offers opportunities for new housing, sustainable drainage systems (SUDS) and remediation of any contaminated land on PDL. Retail development on land east of Knoll Road could have uncertain or minor adverse effects on cultural and education opportunities depending on services redeveloped or re-located. Impact on open space uncertain depending on whether areas of Town Park are required for redevelopment which gives rise to uncertain effects on historic structures, however this may give opportunities to improve biodiversity. Uncertain effects on air quality as improved public transport services are uncertain. Beneficial effects arise on water and energy efficiency and reducing greenhouse gas emissions as residential and retail developments replace buildings of poor sustainability standards. Retail development has beneficial effect on employment opportunities and economy as a whole, but effects on vitality/viability of town centre are uncertain depending on whether trade is drawn away from main retail areas to Knoll Road. Perception of crime continues as limited opportunities for public realm improvements. Minor adverse effects on noise as major construction starts however this is likely to be temporary and reversible.

#### **Long Term**



Many of the beneficial effects identified in the medium term continue into the long term as redevelopment opportunities continue to deliver housing, SUDS and improved water/energy efficiency. Uncertain or minor adverse effects continue for culture, open space and heritage depending on which areas or services are redeveloped for retail on Knoll Road and whether such services could be relocated. Traffic and congestion effects are uncertain as this depends on whether improvements to public transport are achieved without redevelopment of Camberley Rail Station. Perception of crime continues as opportunities for public realm improvements are limited and vitality/viability of town centre declines as trade continues to be drawn away from the main centre. Effects on noise improve as construction of development reduces/ceases towards the end of the AAP period.

#### **Option 4 – Major Retail on London Road**

##### **Short Term**

Construction on London Road likely to have commenced in short term. Effects against cultural/social/open space objectives remain unchanged in the short term as redevelopment remains under construction at London Road with limited opportunities in the rest of the town centre area. Beneficial effects arise on housing need, flood risk, soil contamination, water/energy efficiency and reducing greenhouse gases as older less sustainable building stock is gradually replaced with buildings of higher sustainability and some offices converted to residential. Some of these beneficial effects are only minor as benefits may somewhat off-set by effects of construction. Town Centre vitality/viability improves as public realm improvements begin and economic activity is enhanced due to construction activities. Effects on air quality are uncertain given additional construction traffic and uncertainty as to whether public transport improvements will occur in the short term.

##### **Medium Term**

Significant beneficial effects arise in relation to the vitality/viability of the town centre and economic activity/support for businesses as parts of the London Road development begin trading helping Camberley to compete with neighbouring centres. Improvements continue to the public realm bringing better access to open space and health benefits which are likely to be permanent. Enhancement to biodiversity is dependent on implementation as is protection/enhancement of heritage assets. Significant benefits continue to housing need, flood risk, soil contamination, water quality, water/energy efficiency as redevelopment brings higher sustainability levels, however effect on greenhouse gas uncertain as improvements in emissions through building sustainability could be off-set by increased traffic. As such the effects on air quality are also uncertain. Benefits are also likely for public transport provision with redevelopment of Camberley Rail Station taking place however benefits are minor as this is dependent on take up. Noise effects are still adverse as construction continues, but these are likely to be reversible.

##### **Long Term**

Many of the significant beneficial effects continue into the long term as further residential dwellings are completed, retail floorspace begins to trade and improvements are made to building sustainability, public realm and access to social/cultural opportunities. These effects are likely to be frequent and permanent and could reach beyond the town centre area. Transport improvements continue with completion of Camberley Rail Station and cycle/pedestrian access improvements. These effects are likely to be permanent and reach beyond the town centre area. Air quality remains uncertain as take up of public transport is uncertain however improvements to vehicle technology could improve overall quality in the longer term. Noise effects are beneficial as

construction completes, but effects are minor as general activity levels in the town centre increase.

### **Option 5 – Major Retail on Pembroke Broadway**

#### **Short Term**

Limited development expected in the short term and as such there will be no change against many objectives. Vitality/viability, economy and support for business declines as other centres compete with Camberley and draw trade away. However these effects are minor as they may not be permanent. Beneficial effects arise on housing needs, flood risk, soil contamination, air quality and water/energy efficiency. Some of these beneficial effects are minor given limited extent of development within the short term.

#### **Medium Term**

Significant beneficial effects arise with respect to vitality/viability, economy and support for business as construction commences and Camberley starts to compete with neighbouring centres. Significant beneficial effects also arise in terms of flood risk, soil contamination and water/energy efficiency as development replaces less sustainable stock. However, greenhouse gas emissions uncertain as improvements in built stock could be off-set by traffic increases. Public realm improvements begin improving perception of crime and open space opportunities, which will be permanent. Beneficial effects also to social/cultural opportunities as public transport improves which could have effects wider than the town centre. Biodiversity and heritage effects depend upon implementation. Noise effects are adverse as construction commences, but affects are reversible so effect is only minor.

#### **Long Term**

Significant beneficial effects continue with respect to vitality/viability, economy and supporting business as well as flood risk, soil contamination, water/energy efficiency as older building stock continues to be replaced with new. Improvements to public realm become limited and as such improvements to open space and health are only minor. Similarly access to culture/social opportunities are minor as transport effects improve but are considered minor as cycling/pedestrian networks not realised. Air quality remains uncertain as any benefits gained through improved building sustainability are off-set by increases in traffic, although improvements to vehicle technology may reduce any impacts. Noise effects remain adverse as construction continues but will be reversible. Biodiversity and Heritage effects depend on implementation.

#### **Conclusion**

Options 1 & 2 offer only minor benefits with potential adverse effects on the vitality/viability of the town centre and its economy. Option 3 would offer some minor benefits, but also adverse effects on public realm, access to cultural/social facilities and the overall vitality/viability of the town centre. Options 4 & 5 offer similar benefits in terms of positive effects on the economy, vitality/viability, employment opportunities and increasing building sustainability, although option 5 would defer these positive effects to the medium and long term. However, Option 4 also offers significant benefits for public transport which benefits access to cultural/social opportunities.

Option 4 is recommended for further development.

## Development Proposals

SEA Objective	Option 1			Option 2			Option 3			Option 4		
	ST	MT	LT	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	-	-	-	-	-	-	✓	✓	✓	-	-	-
2. To improve the populations health	I	I	I	-	-	-	-	-	-	I	I	I
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	?	?	?	?	?	?	✓	✓	✓	?	?	?
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	-	-	-	-	-	✓	✓	✓	-	-	-
6. To maintain and improve cultural, social and leisure provision	?	?	?	-	-	-	✓	✓	✓	?	?	?
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	✓	✓	✓	?	?	?	-	-	-	✓	✓	✓
8. To reduce the risk of flooding	-	-	-	?	?	?	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	✓	✓	✓	?	?	?	✓	✓	✓	✓	✓	✓
10. To reduce contamination and safeguard soil quality and quantity	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11. To maintain and improve the quality of water resources	-	-	-	-	-	-	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14. To conserve & enhance the Borough's biodiversity	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
17. To ensure protection of the Special Protection Area	✓	✓	✓	-	-	-	?	?	?	?	?	?
18. To reduce noise pollution	-	-	-	-	-	-	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	✓	✓	✓	?	?	?	✓	✓	✓	✓	✓	✓
21. To increase energy efficiency and increase the use of renewable energy	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓

22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
24. To encourage reduced water consumption	✓	✓	✓	-	-	-	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	-	-	-	-	-	-	-	-	-	-	-	-
26. To support economic activity	-	-	-	-	-	-	✓	✓	✓	-	-	-
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	?	?	?	✓	✓	✓	✓	✓	✓
28. To support existing business structure and businesses	-	-	-	-	-	-	-	-	-	-	-	-

**Option 1 – New generic approach to development principles**

**Short Term, Medium Term, Long Term**

Introduction of new policy is unlikely to have effect on several objectives. Significant Positive benefits likely to arise for using land efficiently, improving soil quality, improving building sustainability, vitality/viability, biodiversity and the SPA. These positive effects are likely to be permanent and frequent. Positive effects are also likely against objectives such as enjoyment of open spaces, public transport & congestion although these are considered minor given that they are considered in a generic manner. These effects are also likely to be permanent. Opportunities to improve cultural/social facilities and perception of crime through public realm improvements are uncertain as this depends where infrastructure contributions might be prioritised.

**Option 2 – To have no policy**

**Short Term, Medium Term, Long Term**

To have no policy is unlikely to have effect on the majority of objectives. Other effects are uncertain such as reducing crime, enjoyment of open space, using PDL effectively and reducing flood risk as these would be dependent on individual project details. Minor positive benefits arise in terms of reducing greenhouse gases, energy efficiency and soil contamination, primarily as these are dealt with at national policy level.

**Option 3 – Continue with existing LP Policies TC1, TC4, TC5, TC14, TC15, TC17 & TC18**

Retention of existing Local Plan Policies is unlikely to have an effect on several objectives. Minor positive benefits arise against a range of objectives. Minor positive benefits are likely against housing need as Policy TC14 seeks to retain housing and TC17 allows conversion of vacant business premises to other uses including residential. Minor positive benefits are expected against improving access to services as policy TC1 seeks improving accessibility by all modes of transport. Heritage assets likely to be protected by general design principles in TC4 and significant positive benefits are likely in terms of vitality/viability given the emphasis in policies TC1, TC15, TC17 and TC18.

#### **Option 4 – Roll forward preferred options for TC2 & TC33 of AAP Preferred Options 2008**

Rolling forward proposed policies TC2 and TC33 of the 2008 Preferred Options AAP will likely have a number of significant positive benefits against vitality/viability, open spaces, efficient use of PDL, biodiversity and soil contamination as Policy TC2 seeks to make the best use of development opportunities, protect and enhance biodiversity and support regeneration of the town centre to enhance its vitality/viability. Minor positive benefits arise in terms of building sustainability as Policy TC2 does not set out levels of building sustainability to be achieved. TC33 sets out how contributions may be spent but does not prioritise projects/infrastructure types and as such effect of this on improving services and reducing perception of crime through public realm improvements are uncertain although likely to be positive.

#### **Conclusions**

Options 1 and 4 offer similar positive benefits on vitality/viability, biodiversity and use of PDL; however option 1 has a stronger emphasis on building sustainability. Option 2 is unlikely to have an effect on the majority of objectives and only offers limited minor benefits. Option 3 offers positive benefits on a number of objectives, however these are considered minor.

Option 1 is recommended for further development.

## Retail Strategy

SEA Objective	Option 1			Option 2		
	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	-	-	-	-	-	-
2. To improve the populations health	-	-	-	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-
4. To reduce crime and fear of crime	-	✓	✓	-	?	?
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	?	✓	-	?	?
6. To maintain and improve cultural, social and leisure provision	-	✓	✓	-	?	?
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	✓	✓	-	-	-
8. To reduce the risk of flooding	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	-	-
11. To maintain and improve the quality of water resources	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	*	*	?	-	?	?
13. To reduce greenhouse gas emissions	-	?	?	-	?	?
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	✓	✓	-	-	-
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-
18. To reduce noise pollution	*	*	?	-	*	*
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	✓	?	?	-	?	?
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings				-	-	-
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	-	-
22. To reduce generation of waste and maximise re-use and recycling				-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	-	-	-
24. To encourage reduced water consumption	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	-	✓	✓	*	?	?
26. To support economic activity	✓	✓	✓	*	?	?
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	*	?	?
28. To support existing business structure and businesses	✓	✓	✓	*	?	?

## **Option 1 – To include a Retail Strategy**

### **Short Term**

In the short term positive benefits arise in relation to utilising PDL and soil contamination. Other positive benefits are minor as development opportunities in the short term are unlikely to yield substantive additional retail floorspace. However, enlargement and adaptation of existing units will allow for some positive benefits in terms of building sustainability and the overall vitality/viability of the town centre. Pedestrianisation of the High Street may encourage travel by modes other than the car. These short term positive effects are likely to be permanent moving into the medium term. Adverse effects arise with respect to noise as major construction commences on the London Road.

### **Medium Term**

Moving into the medium term retail floorspace at London Road starts to trade and this has significant positive effects on the economy, vitality/viability and employment. The start of public realm improvements has positive benefits on the perception of crime and improving open spaces, although this is minor as not all of the town centre is included. These positive benefits are likely to be permanent moving into the longer term. Adverse effects on noise continue as construction at London Road continues. This is a reversible and temporary effect and as such is considered minor. Air quality is likely to be adversely affected given construction dust and construction traffic. Additional traffic is uncertain depending on whether sustainable transport measures are in place.

### **Long Term**

Significant positive benefits continue into the long term such as vitality/viability as redevelopment is completed and more retail floorspace starts to trade. Some minor benefits are reinforced such as perception of crime, improvement to open spaces as more public realm improvements are made. These positive effects are likely to be permanent, frequent and potentially extend beyond the boundary of the town centre. Access to cultural facilities improves as enhanced links through to Knoll Road are achieved. Effect on Air quality depends on whether advances in vehicle technology offset potential vehicle increases which in turn depends upon enhanced public transport provision or highway management. Noise effects uncertain as construction noise is replaced by noise from enhanced retail facilities, although this is likely to be linked to A1/A3 opening hours.

## **Option 2 – To have no Retail Strategy**

### **Short Term**

Not having a Retail Strategy is unlikely to effect the majority of objectives over the short term. It has been assumed that without a clear strategy redevelopment for retail in the short term is unlikely to be forthcoming and as such effects are unlikely or will be negative on objectives such as economy, vitality/viability and employment. These adverse effects will however be reversible and temporary and as such are only minor in nature.

### **Medium to Long Term**

A number of effects will be uncertain in the medium to long term as the amount of retail and associated development to come forward at any one time is not known. As such without phasing there is no certainty as to when improvements to the public realm would be forthcoming or improvements to public transport. The effect on the economy, vitality/viability and employment is uncertain in terms of the timing of effects. It is unlikely that not having a Retail Strategy would prevent redevelopment coming forward and as such, positive benefits are still likely, but it cannot be concluded when such effects will arise and their magnitude. As construction of additional retail is likely in any event, it is considered that adverse effects on noise will arise in the medium to long term as a result of construction activities.

### **Conclusion**

Option 1 offers more positive benefits and less uncertainty than option 2. Option 1 is recommended for further development.



## New Retail Development

SEA Objective	Option 1			Option 2			Option 3			Option 4		
	ST	MT	LT	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	-	-	-	-	-	-	-	-	-	-	-	-
2. To improve the populations health	-	-	-	-	-	-	-	-	-	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	-	-	-	-	-	-	-	-	-	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	-	-	-	-	-	-	-	-	-	-	-
6. To maintain and improve cultural, social and leisure provision	✓	✓	✓	?	?	?	✓	✓	✓	✓	✓	✓
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	-	-	-	-	-	-	-	-	-
8. To reduce the risk of flooding	-	-	-	-	-	-	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	-	-	-	-	-	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	-	-	-	-	-	-	-	-
11. To maintain and improve the quality of water resources	-	-	-	-	-	-	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	-	-	-	-	-	-	-	-	-	-	-	-
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	-	-	-	-	-	-	-	-	-	-	-
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-	-	-	-	-	-	-
18. To reduce noise pollution	?	?	?	?	?	?	✓	✓	✓	✓	✓	✓
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	-	-	-	-	-	-	-	-	-	-	-
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	I	I	I	?	?	?	I	I	I	I	I	I
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	-	-	-	-	-	-	-	-
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	-	-	-	-	-
23. Promote the use of materials and products produced by	-	-	-	-	-	-	-	-	-	-	-	-

sustainable methods														
24. To encourage reduced water consumption	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
26. To support economic activity	✓	✓	✓	✓	x	x	x	✓	✓	✓	✓	✓	✓	✓
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	✓	?	?	?	✓	✓	✓	✓	✓	✓	✓
28. To support existing business structure and businesses	✓	✓	✓	✓	x	x	x	✓	✓	✓	✓	✓	✓	✓

**Option 1 – Include a policy that sets approach to retailing in the town centre**

**Short Term, Medium Term, Long Term**

Inclusion of a policy on retailing is unlikely to have an effect on the majority of objectives. Significant Positive benefits likely to arise for economy, vitality/viability, employment and improvement in cultural/social facilities as approach seeks to reinforce primary retail areas but apply a flexible stance to secondary frontages and locations outside of primary/secondary areas for other uses which support town centre activity. These positive effects are likely to be permanent. Effects against noise are uncertain depending on where potential café/bars are located in relation to residential property. Effect on heritage depends upon implementation.

**Option 2 – To have no policy**

**Short Term, Medium Term, Long Term**

To have no policy is unlikely to have effect on the majority of objectives. Other effects are uncertain such as improving cultural/social facilities, reducing noise pollution and impacts on heritage as this is dependent on where certain types of development are located in proximity to each other. Effects on the vitality/viability of the town centre are also uncertain. It is unclear where certain types of use will be focussed and the impact this will have on the attractiveness of the town centre to retailers and visitors. As such a negative adverse effect is likely on the economy and business structure.

**Option 3 – Continue with preferred options for TC3, TC4 and TC6 of AAP Preferred Options 2008**

**Short Term, Medium Term, Long Term**

Continuing with preferred approaches TC3, TC4 and TC6 of the 2008 Preferred Options AAP is unlikely to effect the majority of objectives. Positive benefits are likely to vitality/viability as well as economy, employment and supporting business, although some of these benefits are only minor given the restrictive nature of their approach to uses within and outside of primary/secondary areas. As such positive benefit to improving cultural/social facilities is only minor. These positive benefits are likely to be permanent. Effect on noise is considered a minor positive benefit as TC4 refers to residential amenity. Impacts on heritage assets depend upon implementation.

#### **Option 4 – Continue with Policy TC15 of the Local Plan 2000**

##### **Short Term, Medium Term, Long Term**

Continuing with policy TC15 is unlikely to effect the majority of objectives. Positive benefits are likely against vitality/viability, economy and employment, however these are considered minor as Policy TC15 is restrictive and may not permit other uses which can make a positive contribution. As such positive benefits to improving cultural/social facilities are minor. These positive benefits are likely to be permanent.

##### **Conclusions**

Options 1 and 4 offer similar positive benefits on vitality/viability, biodiversity and use of PDL; however option 1 has a stronger emphasis on building sustainability. Option 2 is unlikely to have an effect on the majority of objectives and only offers limited minor benefits. Option 3 offers positive benefits on a number of objectives, however these are considered minor. Effect on noise is considered a minor positive benefit as TC15 refers to residential amenity. Impacts on heritage assets depend upon implementation.

Options 1, 3 & 4 offer similar benefits however option 1 is considered to take a more flexible approach which is more beneficial for vitality/viability and the economy/employment. Option 2 could have adverse effects in supporting the economy and business structure whilst its effects on vitality/viability are uncertain.

Option 1 is recommended for further development.

## Food & Drink

SEA Objective	Option 1			Option 2			Option 3		
	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	-	-	-	-	-	-	-	-	-
2. To improve the populations health	-	-	-	-	-	-	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	✓	✓	✓	?	?	?	✓	✓	✓
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	-	-	-	-	-	-	-	-
6. To maintain and improve cultural, social and leisure provision	✓	✓	✓	-	-	-	✓	✓	✓
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	✓	✓	✓	?	?	?	?	?	?
8. To reduce the risk of flooding	-	-	-	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	-	-	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	-	-	-	-	-
11. To maintain and improve the quality of water resources	-	-	-	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	-	-	-	-	-	-	-	-	-
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	✓	✓	✓	?	?	?	?	?	?
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-	-	-	-
18. To reduce noise pollution	✓	✓	✓	x	x	x	✓	✓	✓
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	-	-	-	-	-	-	-	-
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	I	I	I	?	?	?	I	I	I
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	-	-	-	-	-
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	-	-	-	-	-	-
24. To encourage reduced water consumption	-	-	-	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	✓	✓	✓	-	-	-	✓	✓	✓
26. To support economic activity	✓	✓	✓	?	?	?	✓	✓	✓
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	?	?	?	✓	✓	✓
28. To support existing business structure and businesses	✓	✓	✓	-	-	-	✓	✓	✓

### **Option 1 – Include a policy on food & drinking establishments**

#### **Short Term, Medium Term & Long Term**

Including a policy on food and drink is unlikely to effect the majority of objectives. Including a policy does however raise significant positive benefits for vitality/viability and supporting economic activity as food and drink outlets can aid the social/leisure attraction of the centre and help it to compete with neighbouring towns. Positive benefits are also likely with respect to the perception of crime, enjoyment of open space, improvement of social/cultural facilities and noise pollution, given the steer to protect residential amenity and that A4 and sui generis uses will be considered in combination. These benefits are likely to be permanent, frequent and are expected to arise in the short/medium term and continue into the long term.

### **Option 2 – To have no policy**

#### **Short Term, Medium Term & Long Term**

Having no policy is unlikely to effect the majority of objectives. A number of effects are however uncertain. The effect on crime is uncertain as having no food/drink policy does not give a steer to where or when it may be acceptable to grant A4 or sui-generis uses. Effect on open space is uncertain depending on whether A3/A5 uses would require outside seating which could encroach into open space areas. The effect of not having a policy on economic activity and vitality/viability is uncertain as the location of A3/A4/A5 and sui generis uses can have an effect on the attractiveness of town centres to different users. Noise is adversely effected as no guidance on the effect of A3/A4/A5 and sui generis uses on residential amenity would be in place.

### **Option 3 – Continue with Preferred Option TC5 of AAP Preferred Options 2008**

#### **Short Term, Medium Term & Long Term**

Retaining Policy TC5 is unlikely to effect the majority of objectives. However, significant positive benefits arise against economic activity and vitality/viability with minor positive benefits against employment, business structure, perception of crime and noise related issues. The effect on open space is uncertain, as no guidance is given in how outside seating areas for A3/A4/A5 or sui generis uses will be dealt with. Positive effects are likely to be permanent, frequent and occur in the short/medium term continuing into the long term.

#### **Conclusion**

Options 1 & 3 offer similar benefits on the economy and vitality/viability, however option 1 would have greater positive impacts on quality of open space and perception of crime. Many of the effects of option 2 are uncertain with negative impacts arising to noise.

Option 1 is recommended for further development.

## Housing

SEA Objective	Option 1			Option 2			Option 3			Option 4		
	ST	MT	LT	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	✓	✓	✓	✓	✓	✓	x	x	x	✓	✓	✓
2. To improve the population's health	-	-	-	-	-	-	-	-	-	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓
6. To maintain and improve cultural, social and leisure provision	-	-	-	-	-	-	-	-	-	-	-	-
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	?	?	?	-	-	-	?	?	?
8. To reduce the risk of flooding	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓
9. To make best use of previously developed land (PDL) and existing buildings	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓
10. To reduce contamination and safeguard soil quality and quantity	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓
11. To maintain and improve the quality of water resources	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓
12. To ensure air quality continues to improve in line with national and/or WHO targets	?	?	?	?	?	?	-	-	-	?	?	?
13. To reduce greenhouse gas emissions	✓	✓	✓	✓	✓	✓	-	-	-	?	?	?
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	-	-	?	?	?	-	-	-	?	?	?
17. To ensure protection of the Special Protection Area	I	I	I	I	I	I	-	-	-	I	I	I
18. To reduce noise pollution	?	?	?	?	?	?	-	-	-	?	?	?
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	?	?	?	?	?	?	-	-	-	?	?	?
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	I	I	I	I	I	I	-	-	-	I	I	I
21. To increase energy efficiency and increase the use of renewable energy	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓
22. To reduce generation of waste and maximise re-use and recycling	x	x	x	x	x	x	-	-	-	-	-	-

23. Promote the use of materials and products produced by sustainable methods	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓
24. To encourage reduced water consumption	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓
25. To maintain stable levels of employment in the Borough	✓	✓	✓	✓	✓	✓	✓	?	?	?	✓	✓	✓
26. To support economic activity	✓	✓	✓	✓	✓	✓	✓	x	x	x	✓	✓	✓
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	✓	✓	✓	✓	x	x	x	✓	✓	✓
28. To support existing business structure and businesses	✓	✓	✓	✓	✓	✓	✓	x	x	x	✓	✓	✓

**Option 1 – Include a policy that sets approach to housing in the town centre**

**Short Term, Medium Term, Long Term**

Allocating housing within the town centre gives rise to many positive benefits including meeting housing need, supporting the economy and vitality/viability and for opportunities to improve the sustainability performance of existing built stock. Redeveloping or re-using sites within the town centre has significant positive benefits for utilising PDL and remediating potentially contaminated land. An increased level of housing brings with it increased levels of surveillance and this has positive benefits on the perception of crime. Effects on noise and transport are uncertain as whilst a town centre location will be accessible to public transport more homes could bring more vehicle movements which in turn gives rise to uncertainty with respect to air quality. More housing will have a negative effect on waste generation, although this is likely to be minor given high recycling rates. Positive benefits are likely to arise in the short/medium term and continue into the long term and be permanent. Negative effect is likely to be permanent.

**Option 2 – Continue with Preferred Option TC7 of AAP Preferred Options 2008**

**Short Term, Medium Term, Long Term**

Allocating housing within the town centre gives rise to many positive benefits including meeting housing need, supporting the economy and vitality/viability and for opportunities to improve the sustainability performance of existing built stock. Redeveloping or re-using sites within the town centre has significant positive benefits for utilising PDL and remediating potentially contaminated land. An increased level of housing brings with it increased levels of surveillance and this has positive benefits on the perception of crime. Effects on noise and transport are uncertain as whilst a town centre location will be accessible to public transport more homes could bring more vehicle movements which in turn gives rise to uncertainty with respect to air quality. Further uncertainties arise with respect to open space as 485 dwellings (on top of 240 already permitted) will require higher densities and these may affect the character or encroach into open space areas. More housing will have a negative effect on waste generation, although this is likely to be minor given high recycling rates. Positive benefits are likely to arise in the short/medium term and continue into the long term and be permanent. Negative effect is likely to be permanent.

### **Option 3 – Deliver no housing**

#### **Short Term, Medium Term, Long Term**

Delivering no housing in the town centre is unlikely to effect the majority of objectives. However, significant negative effects are likely against meeting identified housing needs with minor adverse effects against the economy and vitality/viability. Effects on employment are uncertain as the short fall in housing in the town centre would have to be counterbalanced by housing elsewhere in the Borough and as such this is likely to be neutral on employment.

### **Option 4 – Deliver more housing**

#### **Short Term, Medium Term, Long Term**

Allocating additional housing within the town centre gives rise to many positive benefits including meeting housing need, supporting the economy and vitality/viability and for opportunities to improve the sustainability performance of existing built stock. Redeveloping or re-using sites within the town centre has significant positive benefits for utilising PDL and remediating potentially contaminated land. An increased level of housing brings with it increased levels of surveillance and this has positive benefits on the perception of crime. Effects on noise and transport are uncertain as whilst a town centre location will be accessible to public transport more homes could bring more vehicle movements which in turn gives rise to uncertainty with respect to air quality. As such the additional traffic generated could off-set any improvement in greenhouse gas emissions brought about by improved building sustainability so this effect is uncertain. Further uncertainties arise with respect to open space as 485+ dwellings (on top of 240 already permitted) will require higher densities and these may affect the character or encroach into open space areas. More housing will have a negative effect on waste generation, although this is likely to be minor given high recycling rates. Positive benefits are likely to arise in the short/medium term and continue into the long term and be permanent. Negative effect is likely to be permanent.

#### **Conclusions**

Options 1, 2 and 4 offer similar positive benefits in terms of building sustainability, utilising PDL and vitality/viability and the economy. However, options 2 & 4 offer significant benefits in meeting identified housing need, whereas option 1 balances need and effects on the built environment with respect to open space provision. Option 3 would have a significant negative effect on identified housing need and a minor negative effect on vitality/viability.

On balance option 1 is recommended for further development.



## Employment

SEA Objective	Option 1			Option 2			Option 3		
	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	✓	✓	✓	?	?	?	✓	✓	✓
2. To improve the population's health	-	-	-	-	-	-	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	-	-	-	-	-	-	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	-	-	-	-	-	-	-	-
6. To maintain and improve cultural, social and leisure provision	-	-	-	-	-	-	-	-	-
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	-	-	-	-	-	-
8. To reduce the risk of flooding	-	-	-	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	-	-	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	-	-	-	-	-
11. To maintain and improve the quality of water resources	-	-	-	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	-	-	-	-	-	-	-	-	-
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	-	-	-	-	-	-	-	-
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-	-	-	-
18. To reduce noise pollution	-	-	-	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	-	-	-	-	-	-	-	-
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	I	I	I	I	I	I	I	I	I
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	-	-	-	-	-
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	-	-	-	-	-	-
24. To encourage reduced water consumption	-	-	-	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	✓	✓	✓	✓	✓	✓	✗	✗	✗
26. To support economic activity	✓	✓	✓	✓	✓	✓	✗	✗	✗
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	✓	✓	✓	✗	✗	✗
28. To support existing business structure and businesses	✓	✓	✓	✓	✓	✓	✗	✗	✗

### **Option 1 – Concentrate employment in Knoll Road and allow losses elsewhere**

#### **Short Term, Medium Term & Long Term**

Concentrating employment to specific locations and allowing losses in other areas is unlikely to have an effect on the majority of objectives. Significant positive benefits are likely against vitality/viability as empty office space is converted to other uses which in turn gives rise to minor positive effects on meeting identified housing need, the economy, employment and supporting business structure. These positive effects are likely to arise in the short/medium term and continue into the long term and be permanent.

### **Option 2 – To disperse employment throughout the town centre**

#### **Short Term, Medium Term & Long Term**

Dispersing employment throughout the town centre is unlikely to have an effect on the majority of objectives. Minor positive effects arise with respect to the economy, employment, supporting businesses and vitality/viability. Effect on meeting housing need is uncertain as dispersed employment may not yield as many large scale opportunities for new housing. Positive effects are likely to arise in the short/medium term and continue into long term and be permanent.

### **Option 3 – To allow the loss of employment across the town centre area**

#### **Short Term, Medium Term & Long Term**

Allowing the loss of employment across the town centre is unlikely to have an effect on the majority of objectives. Whilst significant positive effects arise with respect to identified housing need, significant negative effects arise with respect to vitality/viability and economic activity as employment floorspace is lost across all areas of the town centre. Minor negative effects arise against employment and business structure. These effects are likely to be permanent and irreversible as employment floorspace lost to residential is unlikely to be replaced or converted back. These effects are likely to occur in the short/medium term and continue into the longer term possibly past the plan period.

#### **Conclusion**

Options 1 & 2 offer similar benefits on the economy, employment and business structure; however option 1 would have greater positive impacts on vitality/viability. Option 3 would give rise to irreversible negative effects on the economy, employment and vitality/viability detrimental to the town centre's employment role.

Option 1 is recommended for further development.

## Leisure & Community

SEA Objective	Option 1			Option 2		
	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	-	-	-	-	-	-
2. To improve the population's health	✓	✓	✓	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-
4. To reduce crime and fear of crime	?	?	?	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	✓	✓	✓	?	?	?
6. To maintain and improve cultural, social and leisure provision	✓	✓	✓	?	?	?
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	-	-	-
8. To reduce the risk of flooding	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	-	-
11. To maintain and improve the quality of water resources	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	-	-	-	-	-	-
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	-	-	-	-	-
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-
18. To reduce noise pollution	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	-	-	-	-	-
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	I	I	I	-	-	-
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	-	-
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	-	-	-
24. To encourage reduced water consumption	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	✓	✓	✓	?	?	?
26. To support economic activity	✓	✓	✓	?	?	?
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	✗	✗	✗
28. To support existing business structure and businesses	✓	✓	✓	?	?	?

### **Option 1 – Continue with Preferred Option TC9 of AAP Preferred Options 2008**

#### **Short Term, Medium Term & Long Term**

The provision/protection of leisure and community uses is unlikely to have effect on the majority of objectives. Significant positive effects are likely with respect to provision of social/cultural facilities and opportunities for enhanced access to such uses. The provision/protection of leisure and community facilities is likely to have significant positive benefit on improving the health of the population. Positive benefits are also likely with respect to vitality/viability, economy and employment as provision/retention of leisure/community uses improves attractiveness of town centre to users. These positive effects are likely to arise in the short/medium term continuing into the long term and be permanent.

#### **Option 2 – To have no leisure & community policy**

Not including a policy on the provision/protection of leisure and community uses is unlikely to have effect on the majority of objectives. Effects against the provision/protection of leisure/community uses and opportunities for access are uncertain given that no specific protection is given to these uses. The loss of such uses is likely to have a significant negative effect on the vitality/viability of the town centre and an uncertain effect on the economy, employment and businesses as the town centre may lose its attractiveness to users and employers. These effects are likely to be permanent.

#### **Conclusion**

Option 1 offers more positive benefits in terms of health, cultural and social facilities and less uncertainty than option 2. Option 1 is recommended for further development.

## Accessibility

SEA Objective	Option 1			Option 2			Option 3		
	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	-	-	-	-	-	-	-	-	-
2. To improve the populations health	?	?	?	-	-	-	?	?	?
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	-	-	-	-	-	-	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	✓	✓	✓	x	x	x	✓	✓	✓
6. To maintain and improve cultural, social and leisure provision	-	-	-	-	-	-	-	-	-
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	-	-	-	-	-	-
8. To reduce the risk of flooding	-	-	-	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	-	-	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	-	-	-	-	-
11. To maintain and improve the quality of water resources	-	-	-	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	✓	✓	✓	?	?	?	✓	✓	✓
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	-	-	-	-	-	-	-	-
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-	-	-	-
18. To reduce noise pollution	-	-	-	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	✓	✓	✓	x	x	x	✓	✓	✓
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	-	-	-	-	-	-	-	-	-
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	-	-	-	-	-
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	-	-	-	-	-	-
24. To encourage reduced water consumption	-	-	-	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	✓	✓	✓	x	x	x	✓	✓	✓
26. To support economic activity	✓	✓	✓	x	x	x	✓	✓	✓
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	x	x	x	✓	✓	✓
28. To support existing business structure and businesses	✓	✓	✓	x	x	x	✓	✓	✓

### **Option 1 – Include a policy on accessibility**

#### **Short Term, Medium Term & Long Term**

A policy on accessibility is unlikely to give rise to effects on a number of objectives, however, such an approach is likely to have significant positive benefits on encouraging more sustainable modes of transport, improving accessibility to recreation, cultural and community services and the overall vitality and viability of the town centre as improved access improves the attractiveness of the centre overall. This has added positive benefits on the economy, employment and support for business. Improving accessibility is also likely to have positive benefits on greenhouse gas emissions, and may improve the population's health, although the level of improvement is uncertain as this depends upon the level of take up of alternative modes of transport to the car. These positive effects are likely to be permanent, start in the short/medium term and continue into the long term. However, positive effects could be reversible depending on support for public transport in the future i.e. funding.

### **Option 2 – To not have a policy**

#### **Short Term, Medium Term & Long Term**

Not having a policy on accessibility is unlikely to effect a number of objectives; however, the lack of an approach on improving town centre accessibility by a range of transport modes is likely to have significant negative effects on vitality/viability as accessibility issues diminish the attractiveness of the town centre. This in turn impacts upon the economy, employment and supporting business as people find it difficult to travel into and out of the town centre to access employment opportunities. It is also likely that this will lead to negative effects on the population's health. Effects on greenhouse gas emissions are uncertain. Negative effects are likely to be permanent in the short/medium term continuing into the long term, although effects could be reversible depending on whether improvements to accessibility were made independent to the AAP.

### **Option 3 – To continue with Preferred Options TC10, TC13, TC17 and TC33 of Preferred Options AAP 2008**

#### **Short Term, Medium Term & Long Term**

Continuing with TC10, TC13, TC17 & TC33 is unlikely to give rise to effects on a number of objectives and will offer the same benefits as option 1.

#### **Conclusion**

Options 1 & 3 offer the same positive benefits on accessibility, vitality/viability, employment/economy and improving the population's health. Option 2 would have negative effects on a number of objectives.

Options 1 & 3 are recommended for further development

## Improvements to the Highway Network including Cycling

SEA Objective	Option 1			Option 2			Option 3		
	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	-	-	-	-	-	-	-	-	-
2. To improve the population's health	✓	✓	✓	✓	✓	✓	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	-	-	-	-	-	-	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	✓	✓	✓	✓	✓	✓	?	?	?
6. To maintain and improve cultural, social and leisure provision	-	-	-	-	-	-	-	-	-
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	-	-	-	-	-	-
8. To reduce the risk of flooding	-	-	-	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	-	-	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	-	-	-	-	-
11. To maintain and improve the quality of water resources	-	-	-	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	✓	✓	✓	✓	✓	✓	?	?	?
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	-	-	-	-	-	-	-	-
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-	-	-	-
18. To reduce noise pollution	-	-	-	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	✓	✓	✓	✓	✓	✓	x	x	x
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	-	-	-	-	-	-	-	-	-
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	-	-	-	-	-
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	-	-	-	-	-	-
24. To encourage reduced water consumption	-	-	-	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	✓	✓	✓	✓	✓	✓	x	x	x
26. To support economic activity	✓	✓	✓	✓	✓	✓	x	x	x
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	✓	✓	✓	x	x	x
28. To support existing business structure and businesses	✓	✓	✓	✓	✓	✓	x	x	x

### **Option 1 – Improvements to the Highway Network and Cycling**

#### **Short Term, Medium Term & Long Term**

A policy on improving the highway network and cycling is unlikely to effect a number of objectives but would have likely positive effects on encouraging more sustainable modes of transport and reducing congestion, vitality/viability which in turn has positive effects on the economy, employment and supporting businesses. Minor positive benefits are also likely with respect to greenhouse gas emissions and improving the population's health. These positive effects are likely to be permanent, starting in the short/medium term and continuing into the long term.

### **Option 2 – To continue with Preferred Options TC11 & TC12 of Preferred Options AAP 2008**

#### **Short Term, Medium Term & Long Term**

Option 2 offers the same benefits as option 1.

### **Option 3 – To have no policy**

#### **Short Term, Medium Term & Long Term**

Not having a policy on improving the highway network or cycling is likely to have negative effects on encouraging sustainable modes of transport and reducing congestion, which in turn has negative effects on vitality/viability, economy/employment and supporting businesses. Effects on population's health and greenhouse gas emissions are uncertain as this is dependent on increases in traffic numbers and improved vehicle technology. Negative effects are likely to occur in the short/medium term and continue into the long term but could be reversible depending in whether improvements come forward outside of the AAP.

#### **Conclusion**

Options 1 & 2 offer the same positive benefits on encouraging other modes of transport/reducing congestion, vitality/viability, employment/economy and improving the population's health. Option 3 would have negative effects on a number of objectives.

Options 1 & 2 are recommended for further development.



## Pedestrian Access

SEA Objective	Option 1			Option 2			Option 3		
	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	-	-	-	-	-	-	-	-	-
2. To improve the population's health	✓	✓	✓	✓	✓	✓	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	-	-	-	-	-	-	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	✓	✓	✓	✓	✓	✓	-	-	-
6. To maintain and improve cultural, social and leisure provision	-	-	-	-	-	-	-	-	-
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	-	-	-	-	-	-
8. To reduce the risk of flooding	-	-	-	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	-	-	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	-	-	-	-	-
11. To maintain and improve the quality of water resources	-	-	-	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	-	-	-	-	-	-	-	-	-
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	✓	✓	✓	✓	✓	✓	?	?	?
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-	-	-	-
18. To reduce noise pollution	-	-	-	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	?	?	?	?	?	?	-	-	-
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	-	-	-	-	-	-	-	-	-
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	-	-	-	-	-
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	-	-	-	-	-	-
24. To encourage reduced water consumption	-	-	-	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	-	-	-	-	-	-	-	-	-
26. To support economic activity	✓	✓	✓	✓	✓	✓	✘	✘	✘
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	✓	✓	✓	✘	✘	✘
28. To support existing business structure and businesses	✓	✓	✓	✓	✓	✓	✘	✘	✘

### **Option 1 – Include a policy on Pedestrianisation and improving pedestrian access**

#### **Short Term, Medium Term & Long Term**

Pedestrianisation and improving pedestrian links within the town centre is unlikely to have an effect on a number of objectives, however significant positive effects are likely with respect to vitality/viability as improving pedestrian flow improves the attractiveness of the centre as a whole. This has knock on positive effects with respect to the economy and supporting businesses. Improving pedestrian areas is likely to have a positive effect on improving open spaces and could be beneficial to the population's health. Effects on traffic are uncertain as restriction of traffic in some areas of the town centre may lead to it shifting to other roads which circle the town centre. Positive effects are likely in the short/medium term and will continue into the long term and be permanent.

### **Option 2 – To continue with Preferred Options TC14 & TC15 of Preferred Options AAP 2008**

#### **Short Term, Medium Term & Long Term**

Continuing with TC14 & TC15 is unlikely to have effects on a number of objectives; however, significant positive effects are likely with respect to improving open space, improving access to cultural/social facilities and vitality/viability due in part to improving the attractiveness of the centre as a whole. This has knock on positive effects for the economy and supporting businesses. Effects on traffic are uncertain as restriction of traffic in some areas of the town centre may lead to it shifting to other roads which circle the town centre. Positive effects are likely in the short/medium term and will continue into the long term and be permanent.

### **Option 3 – To not have a policy**

#### **Short Term, Medium Term & Long Term**

Not having a policy is unlikely to effect the majority of objectives, however minor negative effects are expected against vitality/viability as the attractiveness of the centre is unchanged which could see users, employers/businesses wishing to relocate to other centres. Effects on open space areas are uncertain. Negative effects are likely in the short/medium term continuing into the longer term but could be reversible depending on whether pedestrian schemes come forward outside of the AAP.

#### **Conclusion**

Options 1 & 2 offer similar positive benefits on vitality/viability, economy and supporting businesses. Option 2 however has significant positive effect on improving access to services and improving open space. Option 3 would have negative effects vitality/viability, economy and supporting businesses.

Option 2 is recommended for further development.

## Rear Service Roads

SEA Objective	Option 1			Option 2			Option 3		
	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	-	-	-	-	-	-	-	-	-
2. To improve the populations health	-	-	-	-	-	-	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	-	-	-	-	-	-	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	-	-	x	x	x	-	-	-
6. To maintain and improve cultural, social and leisure provision	-	-	-	-	-	-	-	-	-
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	-	-	-	-	-	-
8. To reduce the risk of flooding	-	-	-	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	-	-	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	-	-	-	-	-
11. To maintain and improve the quality of water resources	-	-	-	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	-	-	-	-	-	-	-	-	-
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	✓	✓	✓	x	x	x	✓	✓	✓
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-	-	-	-
18. To reduce noise pollution	-	-	-	-	-	-	?	?	?
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	-	-	x	x	x	?	?	?
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	-	-	-	-	-	-	-	-	-
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	-	-	-	-	-
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	-	-	-	-	-	-
24. To encourage reduced water consumption	-	-	-	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	-	-	-	-	-	-	-	-	-
26. To support economic activity	✓	✓	✓	✓	✓	✓	?	?	?
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	x	x	x	✓	✓	✓
28. To support existing business structure and businesses	✓	✓	✓	✓	✓	✓	?	?	?

### **Option 1 – To continue with Preferred Option TC16 of Preferred Options 2008**

#### **Short Term, Medium Term & Long Term**

Having rear servicing arrangements is unlikely to effect the majority of objectives; however, positive effects are likely with respect to improving open space, especially in other areas of the town centre and on supporting existing businesses and overall vitality/viability. These positive effects are likely to be permanent and occur in the short/medium term continuing into the long term.

### **Option 2 – To have no new rear servicing and unrestricted access to on-street servicing**

#### **Short Term, Medium Term & Long Term**

To have no additional rear service arrangements and continue with unrestricted on-street servicing is likely to have negative effects on reducing congestion, especially those areas of the town centre where rear servicing is not possible such as High Street. This will also have a negative effect on accessibility to services and conflict with pedestrian safety making the town centre less attractive than neighbouring centres. This has knock on negative effects on vitality/viability, but allowing continued on-street servicing will support existing businesses and economic activity. Negative effects are likely in the short/medium term continuing into the long term and are likely to be permanent.

### **Option 3 – To have no new rear servicing but restricted access to on-street servicing**

#### **Short Term, Medium Term & Long Term**

To have no rear servicing but restricted on-street servicing is likely to give rise to positive effects on the vitality/viability of the town centre as this allows pedestrianisation and improves attractiveness which in turn has positive effects on open space. Effects are uncertain on supporting businesses and the economy as restricting on-street servicing may impact some business operations, Further uncertain effects arise with respect to congestion and noise as this depends on the times that on-street servicing would be permitted.

#### **Conclusion**

Option 1 offers positive benefits with respect to vitality/viability and supporting businesses/economy as well as open spaces. Option 3 has similar benefits but some effects are uncertain. Option 2 is likely to have negative effects on congestion, open space and vitality.

Option 1 is recommended for further development.

## General Design

SEA Objective	Option 1			Option 2			Option 3		
	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	-	-	-	-	-	-	-	-	-
2. To improve the populations health	✓	✓	✓	-	-	-	✓	✓	✓
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	✓	✓	✓	?	?	?	✓	✓	✓
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	-	-	-	-	-	-	-	-
6. To maintain and improve cultural, social and leisure provision	-	-	-	-	-	-	-	-	-
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	✓	✓	✓	-	-	-	✓	✓	✓
8. To reduce the risk of flooding	-	-	-	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	-	-	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	-	-	-	-	-
11. To maintain and improve the quality of water resources	-	-	-	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	-	-	-	-	-	-	-	-	-
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	✓	✓	✓	?	?	?	✓	✓	✓
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-	-	-	-
18. To reduce noise pollution	-	-	-	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	-	-	-	-	-	-	-	-
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	I	I	I	?	?	?	I	I	I
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	-	-	-	-	-
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	-	-	-	-	-	-
24. To encourage reduced water consumption	-	-	-	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	-	-	-	-	-	-	-	-	-
26. To support economic activity	✓	✓	✓	-	-	-	✓	✓	✓
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	x	x	x	✓	✓	✓
28. To support existing business structure and businesses	-	-	-	-	-	-	-	-	-

**Option 1 – To include a policy on general design**

**Short Term, Medium Term & Long Term**

Having a general design policy is likely to have positive benefits on vitality/viability as the town centre remains an attractive destination. This in turn supports economic activity. Significant positive benefit is likely with respect to improving open space provision/quality and the associated positive effect this will have on the perception of crime and improving the population's health. Effect on heritage depends upon implementation. Positive effects are likely to occur in the short/medium term and continue into the long term and be permanent.

**Option 2 – To have no policy on general design**

**Short Term, Medium Term & Long Term**

To have no policy on general design is unlikely to effect the majority of objectives; however, without general guidance the effect on crime, open spaces and heritage are uncertain. It is considered likely that having no policy would have a negative effect on vitality/viability as the attractiveness of the town centre is unlikely to be improved.

**Option 3 – To continue with Preferred Options TC18 & TC19**

**Short Term, Medium Term & Long Term**

To continue with TC18 & TC19 would have a positive effect on vitality/viability and open space provision/quality and significant positive benefits on crime and perception of crime, given criteria 5) in TC18. However, positive effects on open space are only considered minor as TC18 & TC19 do not set out delivery of new spaces. Effect on heritage depends upon implementation. Positive effects are likely to occur in the short/medium term and continue into the long term and be permanent.

**Conclusion**

Options 1 & 3 offer similar benefits with option 1 offering significant positive benefit on open space and option 2 offering significant positive benefit on crime and perception of crime. Option 2 gives rise to negative effects on vitality and uncertain effects on heritage, crime and open space.

On balance option 1 is recommended for further development.

## High Street

SEA Objective	Option 1			Option 2			Option 3		
	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	-	-	-	-	-	-	-	-	-
2. To improve the populations health	-	-	-	-	-	-	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	-	-	-	-	-	-	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	-	-	-	-	-	-	-	-
6. To maintain and improve cultural, social and leisure provision	-	-	-	-	-	-	-	-	-
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	-	-	-	-	-	-
8. To reduce the risk of flooding	-	-	-	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	-	-	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	-	-	-	-	-
11. To maintain and improve the quality of water resources	-	-	-	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	-	-	-	-	-	-	-	-	-
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	-	-	-	-	-	-	-	-
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-	-	-	-
18. To reduce noise pollution	-	-	-	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	-	-	-	-	-	-	-	-
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	✓	✓	✓	?	?	?	✓	✓	✓
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	-	-	-	-	-
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	-	-	-	-	-	-
24. To encourage reduced water consumption	-	-	-	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	-	-	-	-	-	-	-	-	-
26. To support economic activity	-	-	-	-	-	-	-	-	-
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	?	?	?	✓	✓	✓
28. To support existing business structure and businesses	-	-	-	-	-	-	-	-	-

**Option 1 – To include a policy on High Street character**

**Short Term, Medium Term & Long Term**

Including a policy on the High Street is unlikely to effect the majority of objectives, however, it is likely to have significant positive benefit on vitality/viability as maintaining/reinforcing the character of the High Street is likely to improve the attractiveness of the centre as a whole. Significant positive benefits are also likely with respect to heritage, given emphasis on Victorian/Edwardian character. Positive effects are likely to occur in the short/medium term and continue into the long term and be permanent.

**Option 2 – To have no policy on High Street Character**

**Short Term, Medium Term & Long Term**

Not including a policy on the High Street is unlikely to effect the majority of objectives. Having no policy leads to uncertain effects on heritage and vitality/viability as it is unclear whether the attractiveness or character of the High Street will be maintained/reinforced.

**Option 3 – To continue with Preferred Options TC20 & TC21 of Preferred Options AAP 2008**

**Short Term, Medium Term & Long Term**

Continuing with TC20 and TC21 offers the same benefits as Option 1.

**Conclusion**

Options 1 & 3 offer the same positive benefits on vitality/viability and protecting heritage. Option 2 would have uncertain effects on vitality/viability and heritage.

Options 1 & 3 are recommended for further development.



## The Public Realm

SEA Objective	Option 1			Option 2			Option 3		
	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	-	-	-	-	-	-	-	-	-
2. To improve the populations health	✓	✓	✓	-	-	-	✓	✓	✓
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	✓	✓	✓	?	?	?	✓	✓	✓
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	✓	✓	✓	-	-	-	✓	✓	✓
6. To maintain and improve cultural, social and leisure provision	-	-	-	-	-	-	-	-	-
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	✓	✓	✓	?	?	?	✓	✓	✓
8. To reduce the risk of flooding	-	-	-	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	-	-	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	-	-	-	-	-
11. To maintain and improve the quality of water resources	-	-	-	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	-	-	-	-	-	-	-	-	-
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	✓	✓	✓	?	?	?	✓	✓	✓
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-	-	-	-
18. To reduce noise pollution	-	-	-	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	-	-	-	-	-	-	-	-
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	I	I	I	?	?	?	I	I	I
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	-	-	-	-	-
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	-	-	-	-	-	-
24. To encourage reduced water consumption	-	-	-	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	-	-	-	-	-	-	-	-	-
26. To support economic activity	-	-	-	-	-	-	-	-	-
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	?	?	?	✓	✓	✓
28. To support existing business structure and businesses	-	-	-	-	-	-	-	-	-

**Option 1 – To include a policy on public realm**

**Short Term, Medium Term & Long Term**

Including a policy on the public realm is likely to have significant positive effects open space; perception of crime and vitality/viability as improving civic areas increases the attractiveness of the town centre. This also has positive effects on improving the population's health and accessibility to services. Effect on heritage depends on implementation. Positive effects are likely to occur in the short/medium term and continue into the long term and be permanent.

**Option 2 – To have no policy on public realm**

**Short Term, Medium Term & Long Term**

Not including a policy on the public realm is likely to give rise to uncertain effects on vitality/viability, open spaces, perception of crime and heritage as no guidance would be in force in terms of delivery new civic spaces, greening the environment and hard landscaping.

**Option 3 – To continue with Preferred Options TC22 & TC23 of Preferred Options AAP 2008**

**Short Term, Medium Term & Long Term**

Continuing with TC22 and TC23 offers the same benefits as option 1.

**Conclusion**

Options 1 & 3 offer the same positive benefits on open space, perception of crime and vitality/viability as well as positive benefits on the population's health and accessibility to services. Option 2 would have uncertain effects on vitality/viability, open space and perception of crime.

Options 1 & 3 are recommended for further development.

## London Road Block

SEA Objective	Option 1			Option 2		
	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	✓	✓	✓	?	?	?
2. To improve the population's health	✓	✓	✓	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-
4. To reduce crime and fear of crime	✓	✓	✓	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	✓	✓	✓	?	?	?
6. To maintain and improve cultural, social and leisure provision	✓	✓	✓	?	?	?
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	✓	✓	✓	?	?	?
8. To reduce the risk of flooding				-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	✓	✓	✓	✓	✓	✓
10. To reduce contamination and safeguard soil quality and quantity	✓	✓	✓	✓	✓	✓
11. To maintain and improve the quality of water resources				-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	?	?	?	x	x	x
13. To reduce greenhouse gas emissions	?	?	?	x	x	x
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	✓	✓	✓	?	?	?
17. To ensure protection of the Special Protection Area				?	?	?
18. To reduce noise pollution	?	?	?	x	x	x
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	?	?	?	?	?	?
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings				?	?	?
21. To increase energy efficiency and increase the use of renewable energy	✓	✓	✓	✓	✓	✓
22. To reduce generation of waste and maximise re-use and recycling	x	x	x	x	x	x
23. Promote the use of materials and products produced by sustainable methods	?	?	?	-	-	-
24. To encourage reduced water consumption	✓	✓	✓	✓	✓	✓
25. To maintain stable levels of employment in the Borough	✓	✓	✓	-	-	-
26. To support economic activity	✓	✓	✓	x	x	x
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	x	x	x
28. To support existing business structure and businesses	✓	✓	✓	?	?	?

## **Option 1 – Include a policy on London Road Block Allocation**

### **Short Term, Medium Term & Long Term**

Including a policy on the London Road Block is likely to have significant positive effects on vitality/viability, economy, employment and support for business given the proposed mixed of uses and quantum of development. Significant positive effects are also likely with respect to improving access to and the quality of leisure/cultural/social facilities, open space and utilising PDL given the comprehensive nature of the scheme. Minor positive effects are also likely with regard to perception of crime, population's health and identified housing needs as well as building sustainability. Negative effects are likely with respect to waste generation, although this could depend on whether demolition materials are reused/recycled and individual waste policies of commercial bodies who will occupy London Road site. Uncertain effects arise with respect to encouraging alternative forms of transport, air quality and greenhouse gas emissions as this is dependent upon the take up of any public transport improvements secured and advances in vehicle technology. Protection of the SPA will depend on implementation and whether residential development is included. Improvements to flood risk and water quality are also dependent on implementation as opportunities may arise to incorporate Sustainable Drainage Systems (SUDS) in development. Positive effects are likely to occur toward the end of the first 5 years of the AAP and continue into the long term and past the AAP end date. These positive effects are likely to be permanent and frequent.

## **Option 2 – To have no policy on London Road Block Allocation**

### **Short Term, Medium Term & Long Term**

Not including a policy on the London Road Block would not give a clear steer to how development should come forward on this site other than through the spatial strategy. As such, not including a policy is likely to have significant negative effects on vitality/viability as there will be no guidance on mix of uses, provision of open space and securing improvements to the London Road frontage. Other negative effects include air quality, greenhouse gas emissions due in part to there being no guidance on whether such a scheme on the London Road would include improvements to public transport. Further negative effects arise against waste generation, but again this could depend upon whether demolition materials are reused/recycled and individual waste policies of commercial bodies who will occupy London Road site. Even in the absence of a policy minor positive benefits are likely with respect to utilising PDL, remediation of contaminated land and improving water/energy efficiency as older less sustainable building stock is replaced with new. However, having no policy gives rise to a number of uncertain effects. These include on provision/quality of open space, improving access to and quality of leisure/cultural facilities as it is unclear whether such uses would come forward without a policy. Effects on traffic and congestion are uncertain as there would be no steer as to whether such a development scheme would contribute toward improved public transport facilities. Negative effects are likely to occur in the short/medium term and continue into the long term. Effects on air quality and greenhouse gas emissions could be reversible depending on public transport improvements/vehicle technology improvements.

### **Conclusion**

Option 1 offers significant positive benefits on a range of objectives including vitality/viability, economy, employment, open space and improving leisure/cultural facilities. Option 2 is likely to have negative effects on vitality/viability, air quality and greenhouse gas emissions and uncertain effects

against a range of objectives.

Option 1 is recommended for further development.

## Camberley Station Allocation Site & Pembroke Broadway (South)

SEA Objective	Option 1			Option 2		
	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	✓	✓	✓	?	?	?
2. To improve the population's health	✓	✓	✓	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-
4. To reduce crime and fear of crime	✓	✓	✓	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	✓	✓	✓	?	?	?
6. To maintain and improve cultural, social and leisure provision	-	-	-	?	?	?
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	✓	✓	✓	?	?	?
8. To reduce the risk of flooding				-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	✓	✓	✓	✓	✓	✓
10. To reduce contamination and safeguard soil quality and quantity	✓	✓	✓	✓	✓	✓
11. To maintain and improve the quality of water resources				-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	✓	✓	✓	?	?	?
13. To reduce greenhouse gas emissions	✓	✓	✓	?	?	?
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	✓	✓	✓	?	?	?
17. To ensure protection of the Special Protection Area				?	?	?
18. To reduce noise pollution	?	?	?	?	?	?
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	✓	✓	✓	?	?	?
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings				?	?	?
21. To increase energy efficiency and increase the use of renewable energy	✓	✓	✓	✓	✓	✓
22. To reduce generation of waste and maximise re-use and recycling	x	x	x	x	x	x
23. Promote the use of materials and products produced by sustainable methods	?	?	?	-	-	-
24. To encourage reduced water consumption	✓	✓	✓	✓	✓	✓
25. To maintain stable levels of employment in the Borough	?	?	?	-	-	-
26. To support economic activity	✓	✓	✓	?	?	?
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	x	x	x
28. To support existing business structure and businesses	-	-	-	-	-	-

**Option 1 – Include a policy on Camberley Station & Pembroke Broadway (south)**

**Short Term, Medium Term & Long Term**

Including a policy on Camberley Station and Pembroke Broadway (south) is likely to give rise to significant positive benefits on vitality/viability as transport interchange and redeveloped Camberley Station make the town centre more attractive to visitors. This also contributes positively to improving access to leisure/cultural/social facilities and environmental improvements have a positive effect on health, perception of crime and quality of open space. Transport interchange could encourage more sustainable travel patterns and as such this has positive benefits on traffic and reducing greenhouse gas emissions. Redeveloping the south side of Pembroke Broadway has positive effects on utilising PDL, improving building sustainability as older less sustainable stock is replaced and is positive toward meeting identified housing need. Positive effects are likely to occur in the short/medium term and continue into the long term and be permanent. Effects on noise pollution are uncertain given that a transport interchange could generate noise, but this is dependent on operating hours. Uncertain effects also occur in terms of employment as vacant office space is converted to other uses, however some conversion to A1 use or employment opportunities in other parts of the Borough are likely to off-set loss of employment floorspace. Effects on flooding, water quality, SPA and heritage depend upon implementation.

**Option 2 – To have no policy on Camberley Station & Pembroke Broadway (south)**

**Short Term, Medium Term & Long Term**

Not including a policy on Camberley Station and Pembroke Broadway (south) is likely to have minor positive benefits on utilising PDL and improving building sustainability as even in the absence of a policy development is still likely to come forward given existing vacant office space. Negative effects arise with respect to vitality/viability as having no policy does not give a steer as to which uses will be acceptable, some of which could have a negative effect on vitality. Many effects are uncertain as having no policy would not give guidance on the types of uses appropriate to the area, the transport interchange and station or environmental improvements.

**Conclusion**

Option 1 offers significant positive benefits in relation to vitality/viability, improving access to leisure/cultural/social facilities, open space and perception of crime. Option 2 has some positive and negative effects but many uncertain effects.

Option 1 is recommended for further development.

## Pembroke Broadway (north)

SEA Objective	Option 1			Option 2		
	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	✓	✓	✓	?	?	?
2. To improve the population's health	✓	✓	✓	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-
4. To reduce crime and fear of crime	✓	✓	✓	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	✓	✓	✓	?	?	?
6. To maintain and improve cultural, social and leisure provision	?	?	?	?	?	?
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	✓	✓	✓	?	?	?
8. To reduce the risk of flooding				-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	✓	✓	✓	✓	✓	✓
10. To reduce contamination and safeguard soil quality and quantity	✓	✓	✓	✓	✓	✓
11. To maintain and improve the quality of water resources				-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	✓	✓	✓	?	?	?
13. To reduce greenhouse gas emissions	✓	✓	✓	?	?	?
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	✓	✓	✓	?	?	?
17. To ensure protection of the Special Protection Area				?	?	?
18. To reduce noise pollution	?	?	?	?	?	?
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	✓	✓	✓	?	?	?
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings				?	?	?
21. To increase energy efficiency and increase the use of renewable energy	✓	✓	✓	✓	✓	✓
22. To reduce generation of waste and maximise re-use and recycling	x	x	x	x	x	x
23. Promote the use of materials and products produced by sustainable methods	?	?	?	-	-	-
24. To encourage reduced water consumption	✓	✓	✓	✓	✓	✓
25. To maintain stable levels of employment in the Borough	✓	✓	✓	-	-	-
26. To support economic activity	✓	✓	✓	?	?	?
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	x	x	x
28. To support existing business structure and businesses	✓	✓	✓	-	-	-



**Option 1 – Include a policy on Pembroke Broadway (north)****Short Term, Medium Term & Long Term**

Including a policy on Pembroke Broadway (north) is likely to give rise to significant positive benefits on vitality/viability as transport interchange make the town centre more attractive to visitors. This also contributes positively to improving access to leisure/cultural/social facilities and environmental improvements have a positive effect on health, perception of crime and quality of open space. Transport interchange could encourage more sustainable travel patterns and as such this has positive benefits on traffic and reducing greenhouse gas emissions. Redeveloping the north side of Pembroke Broadway has positive effects on utilising PDL, improving building sustainability as older less sustainable stock is replaced and is positive toward meeting identified housing need. Positive effects are likely to occur in the short/medium term and continue into the long term and be permanent. Effects on noise pollution are uncertain given that a transport interchange could generate noise, but this is dependent on operating hours. Effects on flooding, water quality, SPA and heritage depend upon implementation.

**Option 2 – To have no policy on Pembroke Broadway (north)****Short Term, Medium Term & Long Term**

Not including a policy on Pembroke Broadway (north) is likely to have minor positive benefits on utilising PDL and improving building sustainability as even in the absence of a policy development is still likely to come forward given existing vacant office space. Negative effects arise with respect to vitality/viability as having no policy does not give a steer as to which uses will be acceptable, some of which could have a negative effect on vitality. Many effects are uncertain as having no policy would not give guidance on the types of uses appropriate to the area, the transport interchange or environmental improvements.

**Conclusion**

Option 1 offers significant positive benefits in relation to vitality/viability, improving access to leisure/cultural/social facilities, open space and perception of crime. Option 2 has some positive and negative effects but many uncertain effects.

Option 1 is recommended for further development.

## Land East of Knoll Road

SEA Objective	Option 1			Option 2		
	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	✓	✓	✓	?	?	?
2. To improve the population's health	✓	✓	✓	-	-	-
3. To improve the education and skills of the local population	✓	✓	✓	-	-	-
4. To reduce crime and fear of crime	✓	✓	✓	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	✓	✓	✓	?	?	?
6. To maintain and improve cultural, social and leisure provision	✓	✓	✓	?	?	?
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	✓	✓	✓	?	?	?
8. To reduce the risk of flooding	I	I	I	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	✓	✓	✓	-	-	-
10. To reduce contamination and safeguard soil quality and quantity	✓	✓	✓	-	-	-
11. To maintain and improve the quality of water resources	I	I	I	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	✓	✓	✓	-	-	-
14. To conserve & enhance the Borough's biodiversity	✓	✓	✓	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	✓	✓	✓	?	?	?
17. To ensure protection of the Special Protection Area	I	I	I	?	?	?
18. To reduce noise pollution	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	-	-	-	-	-
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	✓	✓	✓	?	?	?
21. To increase energy efficiency and increase the use of renewable energy	✓	✓	✓	✓	✓	✓
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	?	?	?	-	-	-
24. To encourage reduced water consumption	✓	✓	✓	✓	✓	✓
25. To maintain stable levels of employment in the Borough	-	-	-	-	-	-
26. To support economic activity	✓	✓	✓	?	?	?
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	?	?	?
28. To support existing business structure and businesses	-	-	-	-	-	-

### **Option 1 – Include a policy on Land East of Knoll Road**

#### **Short Term, Medium Term & Long Term**

Including a policy on Land East of Knoll Road is likely to give rise to significant positive benefits on provision of improved cultural/social facilities which in turn improves the centre's attractiveness leading to positive effects on vitality/viability. Positive effects are also significant against open space and the perception of crime given proposed environmental improvements and improvements/extension to Town Park which brings with it positive benefits on the population's health. Other positive effects are likely on utilising PDL and improving building sustainability as older less sustainable stock is replaced/redeveloped/refurbished and is positive toward meeting identified housing need. Positive effects are also likely with respect to heritage given the emphasis on improving the setting and views to/from the Obelisk. Positive effects are likely to occur in the short/medium term and continue into the long term and be permanent. Effects on flooding, water quality and SPA depend upon implementation.

### **Option 2 – To have no policy on Land East of Knoll Road**

#### **Short Term, Medium Term & Long Term**

Not including a policy on Land East of Knoll Road is likely to have minor positive effects on building sustainability depending on the level of existing floorspace replaced/refurbished. Uncertain effects arise with respect to improving cultural/social facilities and vitality/viability as having no policy would not give a steer to what types of development will be acceptable east of Knoll Road and the impact this may have on existing facilities and the attractiveness of the centre as a whole. This also has uncertain effects on meeting housing needs as it is uncertain whether surplus public sector land would be given over to residential development.

#### **Conclusion**

Option 1 offers significant positive benefits in relation to vitality/viability, improving access to leisure/cultural/social facilities, open space and perception of crime. Option 2 has some minor positive effects but uncertain effects on vitality/viability, improving cultural/social facilities and meeting identified housing needs.

Option 1 is recommended for further development.

## Magistrates Court

SEA Objective	Option 1			Option 2			Option 3		
	ST	MT	LT	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	✓	✓	✓	?	?	?	✓	✓	✓
2. To improve the populations health	?	?	?	-	-	-	?	?	?
3. To improve the education and skills of the local population	-	-	-	-	-	-	-	-	-
4. To reduce crime and fear of crime	-	-	-	-	-	-	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	-	-	-	-	-	-	-	-
6. To maintain and improve cultural, social and leisure provision	?	?	?	-	-	-	?	?	?
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	-	-	-	-	-	-
8. To reduce the risk of flooding	I	I	I	-	-	-	I	I	I
9. To make best use of previously developed land (PDL) and existing buildings	✓	✓	✓	*	*	*	✓	✓	✓
10. To reduce contamination and safeguard soil quality and quantity	✓	✓	✓	-	-	-	✓	✓	✓
11. To maintain and improve the quality of water resources	I	I	I	-	-	-	I	I	I
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	-	-	-	-	-	-	-	-	-
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	-	-	-	-	-	-	-	-
17. To ensure protection of the Special Protection Area	I	I	I	?	?	?	I	I	I
18. To reduce noise pollution	-	-	-	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	-	-	-	-	-	-	-	-
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	-	-	-	-	-	-	-	-	-
21. To increase energy efficiency and increase the use of renewable energy	✓	✓	✓	-	-	-	✓	✓	✓
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	?	?	?	-	-	-	?	?	?
24. To encourage reduced water consumption	✓	✓	✓	-	-	-	✓	✓	✓
25. To maintain stable levels of employment in the Borough	✓	✓	✓	-	-	-	✓	✓	✓
26. To support economic activity	✓	✓	✓	-	-	-	✓	✓	✓
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	?	?	?	✓	✓	✓
28. To support existing business structure and businesses	-	-	-	-	-	-	-	-	-

### **Option 1 – To include a policy allocating Magistrates Court Site**

#### **Short Term, Medium Term & Long Term**

Allocating the site of the former Magistrates Court for redevelopment is likely to have positive effects on utilising PDL, meeting identified housing needs, vitality/viability and given potential A1 use, on employment and economic activity. Positive benefits are also likely with respect to improving building sustainability. Positive effects could occur in the short/medium term and continue into the long term and be permanent. Uncertain effects arise against population's health and improving leisure facilities as these are dependent on the final mix of uses permitted.

### **Option 2 – To have no policy on allocating Magistrates Court Site**

#### **Short Term, Medium Term & Long Term**

Not including a policy allocating the former Magistrates Court is likely to give rise to negative effects on utilising PDL as the site remains vacant or is not developed to its full potential. Uncertain effects arise with respect to meeting identified housing needs, SPA and vitality/viability as this is dependent on the mix of uses if the site is redeveloped.

### **Option 3 – To include a policy on an enlarged Magistrates Court Site**

#### **Short Term, Medium Term & Long Term**

Allocating the site of the former Magistrates Court for redevelopment as a larger site is likely to have positive effects on utilising PDL, meeting identified housing needs, vitality/viability and given potential A1 use, on employment and economic activity. Significant positive benefits are also likely with respect to improving building sustainability given the opportunity to improve existing built stock. Positive effects could occur in the short/medium term and continue into the long term and be permanent. Uncertain effects arise against population's health and improving leisure facilities as these are dependent on the final mix of uses permitted.

#### **Conclusion**

Options 1 & 3 offer similar positive benefits identified housing needs, vitality/viability, employment/economy. However option 3 offers significant benefits on improving building sustainability. Option 2 is likely to have negative effects on utilising PDL and uncertain effects on housing and vitality/viability.

Option 3 is recommended for further development.

## The Granary

SEA Objective	Option 1			Option 2		
	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	✓	✓	✓	?	?	?
2. To improve the population's health	?	?	?	-	-	-
3. To improve the education and skills of the local population	?	?	?	-	-	-
4. To reduce crime and fear of crime	-	-	-	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	-	-	-	-	-
6. To maintain and improve cultural, social and leisure provision	?	?	?	-	-	-
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	-	-	-
8. To reduce the risk of flooding	I	I	I	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	✓	✓	✓	*	*	*
10. To reduce contamination and safeguard soil quality and quantity	✓	✓	✓	-	-	-
11. To maintain and improve the quality of water resources	I	I	I	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	✓	✓	✓	-	-	-
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	-	-	-	-	-
17. To ensure protection of the Special Protection Area	I	I	I	?	?	?
18. To reduce noise pollution	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	?	?	?	-	-	-
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	-	-	-	-	-	-
21. To increase energy efficiency and increase the use of renewable energy	✓	✓	✓	-	-	-
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	?	?	?	-	-	-
24. To encourage reduced water consumption	✓	✓	✓	-	-	-
25. To maintain stable levels of employment in the Borough	?	?	?	-	-	-
26. To support economic activity	✓	✓	✓	-	-	-
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	?	?	?
28. To support existing business structure and businesses	-	-	-	-	-	-

**Option 1 – Include a policy allocating the Granary****Short Term, Medium Term & Long Term**

Including a policy allocating The Granary is likely to have significant effect on utilising PDL, vitality/viability and the economy. Positive effects are also likely with respect to meeting housing needs, greenhouse gas emissions and building sustainability as older stock is replaced with new. Uncertain effects arise with respect to provision of cultural/social facilities and employment as this depends on the mix of uses in any scheme. Uncertainties also arise with respect to traffic congestion, although road widening as part of any scheme is likely to be on the positive side. Positive effects could occur in the short/medium term and continue into the long term and be permanent.

**Option 2 – To have no policy allocating the Granary****Short Term, Medium Term & Long Term**

Not including a policy allocating The Granary is likely to give rise to negative effects on utilising PDL as the site remains is not developed to its full potential. Uncertain effects arise with respect to meeting identified housing needs, SPA and vitality/viability as this is dependent on the mix of uses if the site is redeveloped.

**Conclusion**

Option 1 offers significant positive benefits with respect to vitality/viability, meeting identified housing needs and other positive benefits such as improving building sustainability. Option is likely to have negative effects on utilising PDL and uncertain effects with respect to vitality/viability, housing needs and SPA.

Option 1 is considered the most sustainable.





## **Appendix C**

### **Appraisal Matrices for Additional AAP Options Following Consultation**



## Additional Option for Leisure & Community

SEA Objective	Option 3		
	ST	MT	LT
1. To meet identified housing need	?	?	?
2. To improve the population's health	-	-	-
3. To improve the education and skills of the local population	-	-	-
4. To reduce crime and fear of crime	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	-	-
6. To maintain and improve cultural, social and leisure provision	?	?	?
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-
8. To reduce the risk of flooding	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	✓	✓	✓
10. To reduce contamination and safeguard soil quality and quantity	✓	✓	✓
11. To maintain and improve the quality of water resources	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-
13. To reduce greenhouse gas emissions	✓	✓	✓
14. To conserve & enhance the Borough's biodiversity	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	!	!	!
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	-	-
17. To ensure protection of the Special Protection Area	!	!	!
18. To reduce noise pollution	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	?	?	?
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	-	-	-
21. To increase energy efficiency and increase the use of renewable energy	✓	✓	✓
22. To reduce generation of waste and maximise re-use and recycling	?	?	?
23. Promote the use of materials and products produced by sustainable methods	?	?	?
24. To encourage reduced water consumption	-	-	-
25. To maintain stable levels of employment in the Borough	?	?	?
26. To support economic activity	?	?	?
27. To sustain and enhance the viability and vitality of town centres	?	?	?
28. To support existing business structure and businesses	-	-	-

**Option 3 - Retain 2008 AAP Approach with added flexibility to depart from Core Strategy Policy DM14 on Loss of Leisure/Community Uses**

**Short Term, Medium Term & Long Term**

Allowing the loss of some leisure/community space is unlikely to lead to effects on the majority of objectives. Significant positive effects are likely on making the best use of PDL and associated positive effect this will have on land contamination with potential for remediation. Minor positive effects likely on reducing greenhouse gas emissions and encouraging use of renewables as older built stock is replaced with new. Effect on SPA depends upon implementation in terms of whether any loss of leisure/community is replaced by residential. As the mix of any replacement development is uncertain effects on meeting identified housing needs, encouraging sustainable transport modes, waste, sustainable materials, vitality/viability and associated effects on economic activity are also uncertain.

## Deletion of Local Plan 2000 Policy TC21 – Business Development at London Road/Knoll Road

SEA Objective	Option 1			Option 2		
	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	?	?	?	-	-	-
2. To improve the populations health	-	-	-	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-
4. To reduce crime and fear of crime	-	-	-	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	-	-	-	✓	✓
6. To maintain and improve cultural, social and leisure provision	-	-	-	-	-	-
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	-	-	-
8. To reduce the risk of flooding	-	-	-	-	?	?
9. To make best use of previously developed land (PDL) and existing buildings	-	-	-	-	✓	✓
10. To reduce contamination and safeguard soil quality and quantity	-	-	-	-	✓	✓
11. To maintain and improve the quality of water resources	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	-	-	-	-	✓	✓
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	-	-	-	-	-
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-
18. To reduce noise pollution	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	-	-	-	?	?
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	-	-	-	-	-	-
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	-	✓	✓
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	-	?	?
24. To encourage reduced water consumption	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	✓	✓	✓	✓	✓	✓
26. To support economic activity	✓	✓	✓	✓	✓	✓
27. To sustain and enhance the viability and vitality of town centres	✓	✓	✓	✓	✓	✓
28. To support existing business structure and businesses	✓	✓	✓	✓	✓	✓

**Option 1 – Delete Policy TC21 of Local Plan 2000**

**Short Term, Medium Term & Long Term**

Deletion of Policy TC21 is unlikely to affect the majority of sustainability objectives. Minor positive effects on employment, economic activity, vitality and supporting business structure as site is already in use for business as a car sales garage and small office units. Effect on meeting identified housing need uncertain as deletion of Policy TC21 could encourage residential development.

**Option 2 – Retain Policy TC21 of Local Plan 2000**

**Short Term, Medium Term & Long Term**

Retention of Policy TC21 is unlikely to have any short term effects above those for deleting the policy as the site would not be expected to come forward in the short term. In the medium/long term significant positive effects are likely on employment, economic activity, vitality and supporting business as the site is intensified for employment use. Redeveloping the site also brings significant benefits to making best use of PDL and associated positive effects on land contamination. Minor positive effects in terms of reducing greenhouse gas emissions and encouraging renewables as older built stock is replaced with new. Uncertain effects with respect to flood risk as this would depend on design.

**Considered that Option 2 offers the most sustainability benefits.**

## Deletion of Local Plan 2000 Policy TC22 –Camberley Working Mens Club

SEA Objective	Option 1			Option 2		
	ST	MT	LT	ST	MT	LT
1. To meet identified housing need	?	?	?	?	?	?
2. To improve the populations health	-	-	-	-	-	-
3. To improve the education and skills of the local population	-	-	-	-	-	-
4. To reduce crime and fear of crime	-	-	-	-	-	-
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	-	-	-	-	-	-
6. To maintain and improve cultural, social and leisure provision	?	?	?	?	?	?
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	-	-	-	-	-	-
8. To reduce the risk of flooding	-	-	-	-	-	-
9. To make best use of previously developed land (PDL) and existing buildings	✓	✓	✓	✓	✓	✓
10. To reduce contamination and safeguard soil quality and quantity	✓	✓	✓	✓	✓	✓
11. To maintain and improve the quality of water resources	-	-	-	-	-	-
12. To ensure air quality continues to improve in line with national and/or WHO targets	-	-	-	-	-	-
13. To reduce greenhouse gas emissions	-	-	-	✓	✓	✓
14. To conserve & enhance the Borough's biodiversity	-	-	-	-	-	-
15. To avoid damage and fragmentation of major features of importance for fauna & flora	-	-	-	-	-	-
16. To maintain & enhance the quality of the countryside, green belt and open space areas	-	-	-	-	-	-
17. To ensure protection of the Special Protection Area	-	-	-	-	-	-
18. To reduce noise pollution	-	-	-	-	-	-
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion	-	-	-	?	?	?
20. To protect & where appropriate enhance the landscape, buildings, sites & features of archaeological, historical or architectural interest and their settings	-	-	-	-	-	-
21. To increase energy efficiency and increase the use of renewable energy	-	-	-	✓	✓	✓
22. To reduce generation of waste and maximise re-use and recycling	-	-	-	-	-	-
23. Promote the use of materials and products produced by sustainable methods	-	-	-	?	?	?
24. To encourage reduced water consumption	-	-	-	-	-	-
25. To maintain stable levels of employment in the Borough	?	?	?	✓	✓	✓
26. To support economic activity	?	?	?	✓	✓	✓

27. To sustain and enhance the viability and vitality of town centres	?	?	?	✓	✓	✓
28. To support existing business structure and businesses	?	?	?	✓	✓	✓

**Option 1 – Delete Policy TC22 of Local Plan 2000**

**Short Term, Medium Term & Long Term**

Deletion of Policy TC22 is unlikely to affect the majority of sustainability objectives. Minor positive effects on making best use of PDL and associated positive effect on land contamination. Uncertain effects on housing, community/leisure/social facilities, employment, economic activity, vitality and supporting business structure as deletion of the site could encourage other forms of development which are unknown.

**Option 2 – Retain Policy TC22 of Local Plan 2000**

**Short Term, Medium Term & Long Term**

Retention of Policy TC22 is unlikely to have effects on the majority of objectives. Retention would see re-use or redevelopment of the site for retail which is likely to have significant positive effects on making best use of PDL, land contamination, employment, economic activity, vitality and support for business. Redevelopment and re-use also bring potential minor positive effects on greenhouse gas emissions and renewable energy as older building stock is replaced or refurbished with new. Uncertain effects on community/leisure/social facilities as Policy TC22 does not require these uses to be retained.

**Considered that option 2 offers the most sustainability benefits.**





## **Appendix D**

### **Main Modifications to Submission AAP**

Ref	Page	Policy/ Paragraph	Main Modification	Appraised?
MM1	17	TC1	<i>Add new paragraph at the end of the policy:</i> <u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy framework (NPPF). With regard to residential provision within the town centre, development will be required to undertake appropriate assessment under the Birds or Habitat Directives to ensure that there is no significant adverse effect either individually or cumulatively on the Thames Basin Heaths Special Protection Area. This approach reflects advice in the NPPF.</u>	Yes. Modification sets out NPPF presumption in favour of sustainable development and adds text with respect to Thames Basin Heaths SPA and as such has potential to change policy delivery.
MM2	23	4.3	<i>Add new paragraph at the end of the paragraph:</i> <u>To ensure that sufficient SANG capacity is available the Council is actively working with neighbouring authorities and with landowners within the Borough to bring forward SANG provision. This provision would provide avoidance measures that enable the western part of the Borough to bring forward residential development in line with the Council's spatial strategy, including that proposed in the AAP. These measures include provision of SANG at Swan Lakes in Yateley and use of SANG at Heather Farm in Woking.</u>	No. The Modification is a factual update in terms of the work the Borough Council is currently engaged in to find additional SANG capacity.
MM3	37	9.26	<i>Delete the final sentence and add to the first sentence:</i> <u>and could provide circa 50 flats.</u>	Yes. Adds a potential capacity figure for development into supporting text.
MM4	55	Appendix	<i>Last sentence to read:</i> Comprehensive	No. Modification to monitoring framework only and

Ref	Page	Policy/ Paragraph	Main Modification	Appraised?
		2	redevelopment to commence <del>post</del> <u>pre</u> 2020.	does not alter policy direction.
MM5	34	TC14	<i>Add new sentence immediately below (iii): <u>A scheme for this site is expected to be delivering a high quality distinctive built form and as such it may be acceptable for it to depart from established building lines and heights.</u></i>	Yes. Adds additional criteria to Policy TC14.
MM6	18	Section 2 general Policies	<i>Add new paragraph 2.5 after policy TC1: <u>Monitoring the policies within the Camberley Town Centre Area Action Plan (AAP) will be undertaken through the Council's Authority's Monitoring Report which is produced annually. The lead agencies in taking forward the AAP will be landowners, Surrey Heath Borough Council, Surrey County Council and Network Rail.</u></i>	No. The Modification is a factual update in terms of where the AAP will be monitored and the lead agencies in taking the AAP forward.





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