



Surrey Heath Borough Council Local Development Framework 2011-2028

Camberley Town Centre Area Action Plan Development Plan Document

Post Adoption Sustainability Appraisal Statement

Including details pursuant to Article 9(b) on the Assessment of the Effects of Certain Plans and Programmes on the Environment (Directive 2001/42/EC) and Section 16 (3) & (4) of the Environmental Assessment of Plans and Programmes Regulations 2004

July 2014

1. Introduction

- 1.1** The Camberley Town Centre Area Action Plan Development Plan Document (CTCAAP) was adopted by Surrey Heath Borough Council on xxxxxxxx2014 following its finding of soundness by an Independent Inspector. The Inspector's Report can be found on the Borough Council's web-site at: xxxxxxxxxx
- 1.2** The CTCAAP was subject to Sustainability Appraisal incorporating a Strategic Environmental Assessment (SA/SEA) as required by the Planning & Compulsory Purchase Act 2004. The SA/SEA considered the social, economic and environmental effects of the Core Strategy and incorporated the requirements for Strategic Environmental Assessment (SEA) under the EU SEA Directive¹ (2001/42/EC) and the UK SEA Regulations 2004².
- 1.3** Both Directive 2001/42/EC and the SEA Regulations require production of a post adoption statement which includes: -
- (a) How environmental considerations have been integrated into the plan or programme;
 - (b) How the environmental report has been taken into account;
 - (c) How opinions expressed and results of public consultation have been taken into account;
 - (d) The reasons for choosing the plan as adopted, in light of the other reasonable alternatives dealt with;
 - (e) The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan.

2. The Camberley Town Centre Area Action Plan DPD (CTCAAP) and SA/SEA

- 2.1** The TCAAP has been subject to several stages of consultation with both statutory and non-statutory consultees as well as members of the public. Consultation also took place on the Sustainability Appraisal Reports which accompanied each stage of plan making.

Sustainability Appraisal Scoping Stage

- 2.2** In 2004/2005 the Borough Council undertook a scoping assessment as part of the commencement of work on its Local Development Framework. The scoping assessment is the first stage of SA/SEA and set out the current social, economic and environmental baseline and trends in the Borough as well as relevant plans, policies and programmes at an international, national, regional and local level and key

¹ Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment

² The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 1633)

sustainability issues facing the Borough (including key environmental problems).

- 2.3 The scoping report also identified the sustainability framework which would be used to assess the sustainability performance of future plans and programmes. The scoping report was open to consultation between 11th October 2004 to 10th November 2004 and a final version published in March 2005 (Core Document CD/SHBC/2/05). The final scoping report of March 2005 contains a section (pages 1-7 to 1-13) which summarises all responses to the earlier consultation exercise and how any comments were dealt with. The report has been updated following all rounds of consultation to update scoping information including plans, policies and programmes, baseline data, trends and issues and problems.

Camberley Town Centre Area Action Plan Issues and Options Document February 2012

- 2.4 The Borough Council produced a revised Issues and Options document on the CTCAAP in February 2012, following adoption of the Council's Core Strategy and Development Management Policies DPD (CSDMDPD) The revised Issues and Options document builds on previous work and the outcomes of public participation. In preparing the document the responses received in past public participation, the outcomes of the Core Strategy process, changes to government and regional planning guidance and new evidence have been incorporated as appropriate. All documents referred to are available either on the Councils website at <http://www.surreyheath.gov.uk/planning/planningpolicyandconservation/previousconsultation.htm>. The Issues and Options document sets out the Councils options and approaches for the key issues that will affect the town centre in the period up to 2028. Where appropriate a preferred approach has been identified. The choice of preferred approach has been influenced by the Sustainability Appraisal that accompanies this document. The SA/SEA Report for the Camberley Town Centre AAP Options 2012 updates and refines the SA/SEA reports undertaken for the Options AAP of 2006 and Preferred Options AAP 2008. The Report assessed the effects of the AAP against the SA/SEA framework and appraised and refined alternative approaches. The Report:

- updated the scoping information including plans, policies and programmes, baseline data, trends and issues and problems;
- Tested the CTCAAP objectives against the SA/SEA objectives;
- Appraised the options and develop alternatives set out in the CTC AAP against their social, economic and environmental effects;
- Predicted and evaluated the effects of the CTCAAP including alternatives;
- Considered ways of maximising positive effects and mitigating adverse effects;
- Proposed measures to monitor the effects of the CTC AAP.

The Issues and Options SA/SEA report can be viewed at :

<http://www.surreyheath.gov.uk/planning/planningpolicyandconservation/previousconsultation.htm>

Proposed Submission Camberley Town Centre Area Action Plan April 2013 and February 2014

- 2.5 The final SA/SEA Report for the CTCAAP informed the Proposed Submission document and updates and refines the previous SA/SEA reports undertaken. The

Report assesses the effect of the Proposed Submission CTCAAP and where appropriate seeks to reduce negative and enhance positive effects by refining individual policies. In essence this Report:

- Updated the scoping information including plans, policies and programmes, baseline data, trends and issues and problems where appropriate;
- Set out a clear audit trail of how the Borough Council has arrived at the Proposed Submission AAP;
- Appraised each objective and policy and where appropriate suggest revisions where this would reduce negative or enhance positive effects;
- Proposed measures to monitor the effects of the AAP.

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 of the SA/SEA Report April 2013. It also contains additional options considered after consultation of the Options AAP closed.

The SA/SEA Report on the Proposed Submission CTCAAP can be viewed at:
http://www.surreyheath.gov.uk/documents/retrieve.htm?pk_document=15149

The Inspector undertaking the Examination in Public proposed six main modifications to the submission CTCAAP. These modifications were subject to SA/SEA and Habitats Regulation Assessment. The SA/SEA of the proposed main modifications can be viewed in Appendix D of Final SA/SEA Report February 2014 at:
http://www.surreyheath.gov.uk/documents/retrieve.htm?pk_document=15149

3. Monitoring Sustainability & Environmental Effects

- 3.1 The CTCAAP monitoring framework also sets out a number of sustainability or environmental effects indicators which are monitored through other mechanisms such as the Borough Council's Authorities Monitoring Report. These indicators are set out in Appendix 1 to this Post Adoption Sustainability Appraisal Statement.

AAP Objective	Delivery Policies	Indicator	Target	Reporting	Lead Agency	Delivery Mechanism
Objective 1 To ensure Camberley town centre continues to be a vital and viable shopping facility which meets the needs of its catchment population and to enable the improvements and any increases in floorspace needed to achieve this.	CSDM Policies: CP8, CP9, CP10, CP12 AAP Policies: TC1, TC2, TC3, TC4, TC5, TC6	List of infrastructure projects completed within Camberley town centre over AAP period.	To achieve delivery in line with IDP.	AMR	SHBC Landowners	Infrastructure Delivery Plan Core Strategy CTC Area Action Plan Development Management Process Landowners
		Total amount of (gross & net) comparison and convenience retail floorspace completed or lost in Camberley town centre (uses A1-A5): (i) In AMR year (ii) Over AAP period	Aim to achieve 39,500sqm (gross) comparison floorspace and 1,500sqm (gross) convenience floorspace over AAP period.	AMR	SHBC	Core Strategy CTC Area Action Plan Development Management Process
		Total amount of (net) retail floorspace completed in edge of centre locations and outside centre locations.	Monitored through the Core Strategy.	AMR	SHBC	Core Strategy Development Management Process
		Amount of vacant retail floorspace in Camberley town centre in AMR year.	No target –contextual.	AMR	SHBC	Core Strategy CTC Area Action Plan

<p>Objective 2</p> <p>Provide an excellent range of leisure, cultural and community facilities to meet the needs of the local population.</p>	<p>CSDM Policies: CP10, CP12, DM14, DM16</p> <p>AAP Policies: TC1, TC2, TC3, TC6</p>	<p>Total amount of (gross & net) community, cultural and leisure floorspace completed or lost within Camberley town centre:</p> <p>(i) In AMR year (ii) Over AAP period</p>	<p>Aim to achieve no net loss of community, cultural or leisure floorspace over AAP period.</p>	<p>AMR</p>	<p>SHBC</p>	<p>Core Strategy</p> <p>CTC Area Action Plan</p> <p>Development Management Process</p>
--	--	---	---	------------	-------------	--

AAP Objective	Delivery Policies	Indicator	Target	Reporting	Lead Agency	Delivery Mechanism
Objective 3 To maintain Camberley town centre's role as an employment centre.	CSDM Policies: CP1, CP8, CP10 AAP Policies: TC5	Total amount of (gross & net) employment (B use) floorspace completed or lost within Camberley town centre:	No target –contextual.	AMR	SHBC	Core Strategy CTC Area Action Plan Development Management Process
		(i) In AMR year (ii) Over AAP period				
		Vacant employment (B use) floorspace in Camberley town centre in AMR year.	No target –contextual.	AMR	SHBC	Core Strategy CTC Area Action Plan
Objective 4 To enhance Camberley town centre's role as a residential area including the provision of new homes.	CSDM Policies: CP1, CP3, CP5, CP6, CP10, CP14B AAP Policies: TC4	Net number of market and affordable dwellings completed in Camberley town centre over AAP period.	Aim to deliver at least 200 new dwellings over AAP period with 35% as affordable.	AMR	SHBC	CTC Area Action Plan Development Management Process
		Number of dwellings completed by size and type in Camberley town centre over AAP period.	Aim to deliver size and type of units in line with current SHMA.	AMR	SHBC	Core Strategy CTC Area Action Plan Development Management Process
		Amount of land implemented as SANG for residential development in Camberley town centre (ha) over AAP period.	Monitored through the Core Strategy.	AMR	SHBC	Core Strategy Thames Basin Heaths SPA SPD

AAP Objective	Delivery Policies	Indicator	Target	Reporting	Lead Agency	Delivery Mechanism
Objective 5 To improve accessibility within and to the town centre by all means of transport.	CSDM Policies: CP10, CP11, CP12, DM11 AAP Policies: TC7, TC8, TC9, TC10	Number of travel plans implemented in association with major developments in Camberley town centre over AAP period.	Aim to achieve travel plans in all major developments in Camberley town centre.	AMR	SHBC SCC	Core Strategy CTC Area Action Plan
		Number of trips made to Camberley town centre using public transport including walking/cycling.	Aim to increase patronage of public transport into and out of Camberley town centre. No target – contextual.	AMR	SHBC SCC	Core Strategy CTC Area Action Plan
Objective 6 To improve environmental quality and enhance the character of the town centre and protect the amenity and character of the surrounding residential areas.	CSDM Policies: CP2, CP10, CP12, CP13, CP14A, DM7, DM9, DM10, DM17 AAP Policies: TC11, TC12, TC13	Percentage of waste sent for reuse, recycling or composting over AAP period.	Monitored through the Core Strategy.	Corporate monitoring	SHBC	Development Management Process
		Number of developments completed to prescribed building standards for energy and water efficiency and numbers which exceed prescribed standards in Camberley town centre over AAP period.	Monitored through the Core Strategy.	AMR	SHBC	Core Strategy Development Management Process

AAP Objective	Delivery Policies	Indicator	Target	Reporting	Lead Agency	Delivery Mechanism
		Number of developments in Camberley town centre completed with SuDS over AAP period.	Monitored through the Core Strategy.	AMR	SHBC	Core Strategy Development Management Process
		Air Quality within Camberley town centre (Annual Mean NOx $\mu\text{g}\text{m}^{-3}$)	No exceedence of UK Air Quality Strategy targets of $30\mu\text{g}\text{m}^{-3}$ (annual mean) at CTC Air Quality Monitoring Station.	Corporate monitoring	SHBC	Core Strategy CTC Area Action Plan Development Management
		Amount of contaminated land (ha) remediated within Camberley town centre over AAP period.	No target	AMR	SHBC	CTC Area Action Plan Development Management Process
		Number of biodiversity improvements completed within Camberley town centre over AAP period	No target	AMR	SHBC	CTC Area Action Plan Development Management Process

AAP Objective	Delivery Policies	Indicator	Target	Reporting	Lead Agency	Delivery Mechanism
Objective 7 To provide a well-managed, safe and attractive town centre.	CSDM Policies: CP2, CP10, CP12, CP13, DM9, DM10, DM11, DM17 AAP Policies: TC11, TC12, TC13	Number of buildings and structures maintained, added or deleted from the local list within Camberley town centre.	No target.	AMR	SHBC	CTC Area Action Plan Development Management Process
		Number of public realm improvements completed over AAP period.	Complete all public realm improvements identified in Public Realm Strategy by end of AAP period.	AMR	SHBC	CTC Area Action Plan Public Realm Strategy
		Violent crime per 1,000 population	Monitored through the Core Strategy.	Corporate monitoring	SHBC Surrey Police	Core Strategy CTC Area Action Plan Development Management Process

AAP Site	Delivery Policies	Indicator	Target	Reporting	Lead Agency	Delivery Mechanism
London Road Block	CSDM Policies: CP2, CP5, CP6, CP8 CP10, CP11, CP12, CP14B, DM7, DM9, DM10, DM11, DM16, DM17 AAP Policies: TC14	Commencement of major redevelopment scheme at London Road Block.	Comprehensive redevelopment scheme to commence in 2016/17.	AMR	SHBC Landowner	Core Strategy CTC Area Action Plan Development Management Process Town centre Investors
		Total amount of (gross & net) comparison and convenience retail floorspace completed in London Road Block (uses A1-A5): (i) In AMR year (ii) Over AAP period	21,000sqm (gross)	AMR	SHBC Landowner	Core Strategy CTC Area Action Plan Development management process
		Total amount of (gross & net) floorspace completed for other uses in London Road Block and/or number of market and affordable residential units completed.	No target	AMR	SHBC	Core Strategy CTC Area Action Plan Development Management Process

AAP Site	Delivery Policies	Indicator	Target	Reporting	Lead Agency	Delivery Mechanism
Camberley Station	CSDM Policies: CP2, CP5, CP6, CP8, CP10, CP11, CP12, CP14B, DM7, DM9, DM10, DM11, DM16 AAP Policies: TC15	Commencement of improvements to Camberley Rail Station & Transport Interchange	Development to commence post 2020	AMR	SHBC Network Rail	Core Strategy CTC Area Action Plan Development Management Process
		Total amount of (gross & net) floorspace completed at Camberley Station over AAP period for: - Retail (uses A1 – A5) Employment (B uses) Leisure (D2 uses)	No target.	AMR	SHBC Network Rail	CTC Area Action Plan Development Management Process
		Number of market and affordable dwellings completed at Camberley Station over AAP period.	50	AMR	SHBC Network Rail	Core Strategy CTC Area Action Plan Development Management Process

Land at Park Lane	CSDM Policies: CP2, CP5, CP6, CP8, CP10, CP11, CP12, CP14B, DM7, DM9, DM10, DM11, DM16 AAP Policies: TC16	Number of market and affordable dwellings completed on Land at Park Lane over AAP period.	100	AMR	SHBC Network Rail	Core Strategy CTC Area Action Plan Development Management Process
--------------------------	--	---	-----	-----	--------------------------	---

AAP Site	Delivery Policies	Indicator	Target	Reporting	Lead Agency	Delivery Mechanism
Pembroke Broadway North	CSDM Policies: CP2, CP5, CP6, CP8, CP10, CP11, CP12, CP14B, DM7, DM9, DM10, DM11 AAP Policies: TC17	Commencement of major redevelopment scheme at Pembroke Broadway North	Comprehensive redevelopment of Ashwood House, or a scheme which could include conversion/re-use and refurbishment to commence pre 2020	AMR	SHBC	CTC Area Action Plan Development Management Process
		Total amount of (gross & net) floorspace completed at Pembroke Broadway North for: Retail (uses A1-A5) Employment (B uses) Leisure (D2 use)	No target No target for other uses.	AMR	SHBC	CTC Area Action Plan Development Management Process
		Number of market & affordable units completed at Pembroke Broadway North	No target.	AMR	SHBC	Core Strategy CTC Area Action Plan Development Management Policies

Land East of Knoll Road	CSDM Policies: CP2, CP5, CP6, CP10, CP11, CP12, CP13, CP14B, DM7, DM9, DM10, DM11, DM14, DM16, DM17 AAP Policies: TC18	Net number of market and affordable dwellings completed at Land East of Knoll Road	80	AMR	SHBC SCC Surrey Police	Core Strategy CTC Area Action Plan Development Management Process
--------------------------------	---	--	----	-----	--------------------------------------	---

AAP Site	Delivery Policies	Indicator	Target	Reporting	Lead Agency	Delivery Mechanism
		Total Leisure and/or community/cultural floorspace completed at Land East of Knoll Road: (i) In AMR year (ii) Over AAP period	Achieve no net loss of community, cultural or leisure floorspace at Land East of Knoll Road over AAP period.	AMR	SHBC	Core Strategy CTC Area Action Plan Development Management Process
		Amount of new open space created or existing open space enhanced (ha) over AAP period.	Aim to achieve extension and enhancement of Camberley Park by end of AAP period.	AMR	SHBC	CTC Area Action Plan Development Management Process
Magistrates Court	CSDM Policies: CP2, CP5, CP6, CP8, CP10, CP11, CP12, CP14B, DM7, DM9, DM10, DM11, DM16	Commencement of development at Magistrates Court	Commencement of development by 2016	AMR	SHBC	Core Strategy CTC Area Action Plan Development Management Process
	AAP Policies: TC19	Total number of market and affordable dwellings completed at Magistrates Court.	13	AMR	SHBC	Core Strategy CTC Area Action Plan
		Total floorspace (gross & net) completed for other uses at Magistrates Court.	No target	AMR	SHBC	CTC Area Action Plan Development Management Process

AAP Site	Delivery Policies	Indicator	Target	Reporting	Lead Agency	Delivery Mechanism
The Granary	CSDM Policies: CP2, CP5, CP6, CP8, CP10, CP11, CP12, CP14B, DM7, DM9, DM10, DM11, DM16 AAP Policies: TC20	Commencement of development at The Granary	Commencement of development by 2016	AMR	SHBC	Core Strategy CTC Area Action Plan Development Management Process
		Total floorspace (gross & net) completed for other uses at The Granary.	No target	AMR	SHBC	Core Strategy Development Management Process
		Number of market and affordable dwellings completed at The Granary.	8	AMR	SHBC	Core Strategy Development Management Process