



**YORKTOWN LANDSCAPE STRATEGY  
SUPPLEMENTARY PLANNING DOCUMENT:**

**FINAL SUSTAINABILITY APPRAISAL  
REPORT**

**APRIL 2008**



## Foreword

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The Yorktown Landscape Strategy Supplementary Planning Document (SPD) forms part of the Surrey Heath Local Development Framework. The SPD will provide detailed planning guidance which aims to:

- Create a structured landscape setting for the Yorktown area, including the approaches to Camberley along the London Road (A30) and the Blackwater Valley Road.
- Create a structure for the built environment in the business parks and industrial estates of the area and along the London Road.
- Facilitate the improvement of landscape quality in the residential area to the west of Frimley Road.

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

This Final Sustainability Appraisal Report (SAR) for the Yorktown Landscape Strategy SPD builds on the findings of the SA Scoping Report and SAR, appraises the SPD and documents its sustainability implications.

The Yorktown Landscape Strategy SPD and Final SAR were agreed for adoption by the Council's Executive on 15 April 2008.

The Yorktown Landscape Strategy SPD and Final SAR can be viewed and downloaded on the Council's website – [www.surreyheath.gov.uk](http://www.surreyheath.gov.uk) – under the 'Planning' and 'Local Development Framework' pages. Alternatively, hard copies can be obtained from the Council Offices whose address is on the backpage or by telephoning 01276 707100 or emailing [planning.policy@surreyheath.gov.uk](mailto:planning.policy@surreyheath.gov.uk).

Large print and foreign language versions of the documents are also available on request.

If you have any queries or require any further information please call The Planning Policy and Conservation Team on 01276 707100 or email [planning.policy@surreyheath.gov.uk](mailto:planning.policy@surreyheath.gov.uk).



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## 1. Summary and outcomes

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- 1.1. This Sustainability Appraisal has been prepared to accompany the Yorktown Landscape Strategy SPD. The SPD is intended to add further detail to a number of saved Local Plan policies (E2, E6, G4, G23 and UE5). The SPD will facilitate the creation of a high quality landscape for the Yorktown area and attempt to create a strong sense of place and a gateway to Yorktown and Camberley. The SPD will provide a spatial framework for landscaping improvements to be provided through both development-related and non development-related initiatives. Once adopted it will form part of the Surrey Heath Local Development Framework.
- 1.2. The purpose of sustainability appraisal is to assess the environmental, social and economic effects which are likely to occur should the SPD be implemented. The results of the assessments are then used to recommend changes to the SPD, the mitigation of any adverse effects, how to maximise beneficial effects and proposals for monitoring.

### **A statement of the likely significant effects of the plan**

- 1.3. The content of the SPD has been assessed against a number of sustainability objectives to determine its social, environmental and economic effects. Overall the appraisal found that the SPD will generally have positive sustainability effects. In particular it will help to improve the landscape of the area, enhance biodiversity, reduce the risk to and from flooding, support the economy and reduce traffic congestion in the residential areas. The SPD will help to create a structured landscape setting for the Yorktown area and significant environmental improvements. This, in turn, will support and help to attract and retain investment in the area.
- 1.4. Although it was identified that the SPD could have an adverse effect on flooding in the Yorktown area if landscaping involves changes to site levels, these effects will be limited in magnitude and scale. Furthermore, the effect of new development on flood risk in the area will be considered as part of the Development Control Policies DPD.

### **Statement of the difference the process has made to date**

- 1.5. The effects of the SPD will be limited in spatial extent to a small geographical area and affect only a small proportion of the Borough's population. It is therefore felt that the effects cannot be considered to be significant.
- 1.6. No changes were made to the SPD following appraisal as it was felt that the SPD generally contributed towards sustainability objectives following consideration of the significance of any impacts identified.
- 1.7. Although it is considered that the effects of the SPD will not be significant, suggestions for monitoring have been included and will be undertaken where resources allow and reported on an annual basis in the Annual Monitoring Report, as appropriate.

### **How to comment on the report**

- 1.8. To comment on this report please contact:  
Planning Policy and Conservation Team  
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## 2. Appraisal methodology

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### Approach adopted to SA and when the SA was carried out

- 2.1. The Office of the Deputy Prime Minister (ODPM) guidance on SA – “SA of Regional Spatial Strategies and Local Development Frameworks” published in November 2005 advocates a five stage approach to SA outlined below in Figure 1. This method was followed throughout the process.

**Figure 1: Stages of Sustainability Appraisal**

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

- 2.2. Much of the initial scoping work was progressed by Surrey Heath Borough Council in June 2006. This helped to ensure that the SA covers the key sustainability issues which are relevant to Surrey Heath within the context of the SPD.
- 2.3. A Scoping Report was prepared which set out the key policy documents that may influence the content of the SPD, relevant baseline data, key sustainability issues and an appraisal framework. The report was the subject of five weeks consultation between Monday 10th July to Monday 14th August 2006.
- 2.4. Subsequently, the Draft SPD and SAR were prepared in September/October 2006. The SAR took into account the comments received to the Scoping Report and sets out the predicted sustainability implications of the SPD objectives and options using the methods outlined below. The appraisal involved assessing the objectives and options against the SA framework set out in Table 3.
- 2.5. Firstly, the Draft SPD objectives were tested for compatibility with the SA objectives to ensure they were in accordance with sustainability principles. The assessment was undertaken with a view to developing and refining the SPD objectives through an iterative process if necessary. When testing the compatibility of the SPD objectives against the SA objectives the following scale was used:

**Figure 2: Compatibility Key**

✓	Compatible
×	Not Compatible
?	Uncertain/Unknown
~	No link

Secondly, the SPD options were assessed the against the SA framework. A judgement was made against the SA objectives to predict the likely sustainability implications which might arise should the SPD be implemented. In order to arrive at a conclusion about how the SPD would affect the achievement of the SA objectives, each assessment combined qualitative and quantitative techniques, taking account of:

- What the SA objective is trying to achieve;
- The status of the relevant baseline, and how it has changed over time; and

- Current knowledge of the relationships between the content of the SPD and SA objectives.

2.6. Predictions were described, as appropriate, in terms of their magnitude, their geographical scale, the time period over which they will occur, whether they are permanent or temporary, positive or negative, probable or improbable, frequent or rare, and whether or not there are secondary, cumulative and/or synergistic effects.

2.7. Prediction involved using a scale from '✓✓✓' (very strong positive effect) to 'xxx' (very strong negative effect) (Figure 3), with associated commentary identifying the likely magnitude and detail of the effect.

**Figure 3: Appraisal Key**

✓✓✓	Very strong positive effect
✓✓	Strong positive effect
✓	Positive effect
?	Uncertain / Unknown effect
0	No effect
x	Negative effect
xx	Strong negative effect
xxx	Very strong negative effect

2.8. Objectivity and consistency in making judgements was assisted by reference to the decision aiding questions in the appraisal framework. These provide a focus for the appraiser in terms of understanding what the SA objective is trying to achieve and what impact the proposed action may have.

2.9. Matrices were used to record the likely sustainability effects of each option against each objective in the SA framework. The results of the assessments were used to recommend changes to the SPD and the mitigation of adverse effects or maximising any beneficial effects and proposals for monitoring. Full details of the assessments are set out in Appendices 6 and 7 and summarised in Section 5.

2.10. The SAR and Draft SPD were subject to six weeks consultation between Monday 13<sup>th</sup> November 2006 and Friday 5<sup>th</sup> January 2007. Responses to this consultation have been taken into account in the preparation of the Final SPD and SA Report.

2.11. Some significant changes were made to the SPD as a result of the consultation. For this reason it was felt that further appraisals should be undertaken to reflect the sustainability effects of these changes. Full details of the assessment are set out in Appendix 8 and summarised in Section 5.

### Who was consulted, when and how?

The Scoping report was the subject of five weeks consultation between Monday 10<sup>th</sup> July and Monday 14<sup>th</sup> August 2006. In accordance with government guidance the three statutory environmental consultation bodies were sent copies of the report:

- Natural England (formerly the Countryside Agency and English Nature)
- English Heritage
- Environment Agency

The following organisations were also specifically targeted for this consultation:

- Surrey County Council
- Yorktown Business Association

- 2.12. In addition, the Scoping Report was available on the Council's website for consultation with the wider community.
- 2.13. The responses to this consultation and officer comments are set out in Appendix 1 of this report and Section 4 below sets out updated information.
- 2.14. The SAR and Draft SPD were then subject to six weeks consultation between Monday 13th November 2006 and Friday 5th January 2007. A selection of individuals/ organisations were specifically targeted for the consultation. In addition, all businesses and residents of the Yorktown area were sent a letter informing them that the consultation was taking place. Copies of the documents were made available at the Council Offices and Borough libraries and could also be viewed on the Council's website.

#### **Who carried out the SA?**

- 2.15. The SA was undertaken by an officer of the Council alongside the officer responsible for preparing the SPD.

#### **Difficulties in compiling information or carrying out the assessment**

- 2.16. The nature of the SA process inevitably means that the assessment undertaken relies heavily on professional judgement and on certain assumptions. Decision making criteria within the SA Framework (Table 3) helped to guide the interpretation of SA objectives and assumptions made.



## 3. Background

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### Sustainable Development

- 3.1. 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”*

- 3.2. The UK Strategy ‘Securing the Future: The UK Government Sustainable Development Strategy’ (DEFRA, 2005) sets out five key principles for sustainable development:

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

- 3.3. Sustainable development seeks to balance environmental, social and economic considerations.

### Sustainability Appraisal

- 3.4. There is now an international commitment to achieving sustainable development. One of the means by which sustainable development can be achieved is through the land use planning process and particularly through the production of Local Development Frameworks (LDF).
- 3.5. The Planning and Compulsory Purchase Act 2004 and Town and Country Planning (Local Development) (England) Regulations 2004 require local authorities to undertake a Sustainability Appraisal (SA) for certain LDF documents, including Development Plan Documents (DPD) and Supplementary Planning Documents (SPD).
- 3.6. The purpose of SA is to promote sustainable development through better integration of sustainability considerations in the preparation of plans.
- 3.7. SA ensures that social, environmental and economic concerns are addressed and fully integrated into the production of a document and that a balance of these issues is achieved as far as possible.
- 3.8. By undertaking a SA it is possible to look at a range of plans/policies contained within various documents and examine how they contribute towards sustainable development by looking at their social, environmental and economic effects. By identifying potential issues at an early stage it is then possible to amend the policies/plans to ensure that they are as sustainable as possible.

### Strategic Environmental Assessment

- 3.9. Under the requirements of the European Union Directive 2001/42/EC on the “assessment of the effects of certain plans and programmes on the environment” (Strategic Environmental Assessment Directive (SEA)) specific types of plans that are likely to have significant environmental effects must be subject to environmental assessment. 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.

- 3.10. In accordance with the provisions of the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) (regulation 9(1)), Surrey Heath Borough Council determined that an environmental assessment was not required for the Draft Yorktown Landscape Strategy SPD. The four statutory consultation bodies were consulted: The Environment Agency; The Countryside Agency; English Nature; and English Heritage. Further details of this decision can be found on the Surrey Heath Borough Council website, following the links via 'Planning', 'Local Development Framework', and 'Yorktown Landscape Strategy SPD'.

### **Appropriate Assessment**

- 3.11. Following a European Court of Justice (ECJ) ruling on 20<sup>th</sup> October 2005 Appropriate Assessments must now be prepared for land use planning documents within the UK where these have significant implications for sites designated under the Habitats Directive (92/43/EEC), Bird's Directive (79/409/EEC) and the Conservation (Natural Habitats &c.) Regulations 1994, referred to as European Sites.
- 3.12. Surrey Heath contains and adjoins a number of European Sites, namely, the Thames Basin Heath Special Protection Area (SPA) and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC). A screening opinion was produced for the Yorktown Landscape Strategy SPD to examine the likely effects, either alone or in combination with other plans or projects, upon the European sites in order to determine whether or not an Appropriate Assessment was required. Following consultation with English Nature in March/April 2006 it was concluded that the SPD was not likely to have a significant effect on the European Sites and accordingly no Appropriate Assessment was required. Details of this decision can be found on the Council's website following the links via 'Planning', 'Local Development Framework', and 'Yorktown Landscape Strategy SPD'.

### **SPD objectives and outline of contents**

- 3.13. The Yorktown Landscape Strategy SPD will form part of the Local Development Framework for Surrey Heath.
- 3.14. The SPD is intended to add further detail to policies E2, E6, G4, G23 and UE5 of the Surrey Heath Local Plan 2000 with reference to landscaping and environmental improvements in the Yorktown area of Camberley. The document will also supplement the Yorktown Supplementary Planning Guidance (SPG) 2003 and support Core Strategy Policy 4 on Local Character, Design and Heritage.
- 3.15. The SPD will facilitate the creation of a high quality landscape for the area and attempt to create a strong sense of place and a gateway to Yorktown and Camberley. It is hoped that the SPD will provide a spatial framework for landscaping improvements to be provided through both development-related and non development-related initiatives. The SPD will provide detailed planning guidance which will aim to:
- Create a structured landscape setting for the Yorktown area, including the approaches to Camberley along the London Road (A30) and the Blackwater Valley Road.
  - Create a structure for the built environment in the business parks and industrial estates of the area and along the London Road.
  - Facilitate the improvement of landscape quality in the residential area to the west of Frimley Road.
- 3.16. The strategy will achieve this by:
- A hierarchy of roads to which different landscaping and design principles will apply.
  - A structure of trees, hedges, and shrubs for different parts of Yorktown.
  - The distances buildings should be set back from the highway.

- The species of plants and hard landscaping materials to be used.
- A detailed specification for soiling, planting and maintenance.

3.17. This report has been prepared to demonstrate that sustainability considerations have been incorporated into the development of the Yorktown Landscape Strategy SPD from an early stage, and to provide information for stakeholders as well as an audit trail of the appraisal process. The appraisal findings documented in this report have been taken into account in the development of this SPD. This report should be read alongside the Yorktown Landscape Strategy SPD.



## 4. Sustainability objectives, baseline and context

### Links to other policies, plans, programmes and sustainability objectives and how these have been taken into account

- 4.1. A key part of scoping involves establishing the context in which the Yorktown Landscape Strategy SPD is being prepared. This requires the identification and review of other relevant policies, plans, programmes and sustainability objectives at various levels which may influence the content of the SPD. This is to ensure that any potential synergies, inconsistencies and constraints are addressed.
- 4.2. The Yorktown Landscape Strategy SPD is intended to add further detail to Policies E2, E6, G4, G23 and UE5 of the Surrey Heath Local Plan 2000 and supplement the Yorktown Supplementary Planning Guidance (SPG) 2003. A number of other relevant documents have also been identified (Table 1). A more detailed analysis of these policies and documents has been included in Appendix 2.

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

<b>National</b>
Office of the Deputy Prime Minister (ODPM) (2005) <i>Planning Policy Statement (PPS) 1: Delivering Sustainable Development</i> .
Department of Environment Food and Rural Affairs (DEFRA) (2005) <i>Securing the Future: UK Sustainable Development Strategy</i> .
ODPM (2005) <i>PPS9: Biodiversity and Geological Conservation</i>
DEFRA (2005) <i>Making Space for Water</i>
Department for Communities and Local Government (CLG) (2006) <i>PPS25: Development and Flood Risk</i> .
<b>Regional</b>
Government Office for the South East (GOSE) (2001) <i>Regional Planning Guidance for the South East (RPG9)</i>
South East England Regional Assembly (2004) <i>Draft South East Plan</i>
<b>County</b>
Surrey County Council (2004) <i>Surrey Structure Plan</i>
Surrey County Council (2002) <i>Surrey Design</i>
<b>Local</b>
Surrey Heath Local Plan 2000 <i>Policy E2 "Core Employment Areas"</i>
Surrey Heath Local Plan 2000 <i>Policy E6 "Employment Revitalisation Areas"</i>
Surrey Heath Local Plan 2000 <i>Policy G4 "Design Principles"</i>
Surrey Heath Local Plan 2000 <i>Policy G23 "Green Corridors"</i>
Surrey Heath Local Plan 2000 <i>Policy UE5 "West of Frimley Road Residential Enhancement Area"</i>
Surrey Heath (2003) <i>Yorktown Supplementary Planning Guidance</i>
Surrey Heath Borough Council (2005) <i>Local Development Framework Core Strategy Preferred Options</i>
Surrey Heath Borough Council (2005) <i>Surrey Heath Community Strategy</i>
Blackwater Valley Countryside Partnership (2006) <i>Blackwater Valley Strategy 2006-2010</i>

### Key messages from the context review

- 4.3. The following key messages were identified from the review. These are of direct relevance to the Yorktown Landscape Strategy SPD and should provide a background for the development of this document:

- The SPD must be in accordance with policies E2, E6, G4, G23 and UE5 of the Surrey Heath Local Plan 2000. The document should add further detail to these policies and provide additional guidance with reference to the Yorktown area.
- To supplement and be consistent with Yorktown SPG (2003).
- To support Core Strategy Policy 4 on Local Character, Design and Heritage.
- To support the aims of the Blackwater Valley Strategy 2006-2010 and guidance provided in Surrey Design (2002).
- To enhance the image and environment of the area and provide a framework for landscaping for development related and non-development related initiatives.
- To ensure that any changes to site levels associated with landscaping do not increase the risk of flooding and to promote biodiversity improvements.

### Description of the social, environmental and economic baseline characteristics and the predicted future baseline

- 4.4. In order to be able to predict and monitor the effects of the Yorktown Landscape Strategy SPD it was necessary to have an understanding of the current position or baseline. This required the collection of relevant data to underpin the SPD. The collection of baseline data helped to identify sustainability issues and problems and provide a basis for monitoring.
- 4.5. Baseline information specific to the Yorktown Landscape Strategy SPD is set out below. This predominantly comprises descriptive information with some key indicators. It aims to demonstrate the key issues and problems to be addressed by the SPD. This supplements information contained in the Core Strategy DPD SA/SEA Scoping Report (2004) and provides locally specific baseline.

#### Location

- 4.6. The area covered by the SPD includes: The Yorktown Business Park; the residential area to the east of the Estate also known as Land West of Frimley Road; Watchmoor Business Park; Admiralty Way Industrial Estate, Sainsbury Superstore; the Blackwater Valley Relief Road (BVR) between the A30 and the M3; the London Road as far east as Frimley Road; and Camberley Sewage Works (Map 1).

**Map 1: Area covered by the Yorktown Landscape Strategy**



### *Area Description*

- 4.7. The Yorktown area is the major employment centre within Surrey Heath. Within Surrey, employment growth is focused chiefly on the M3 corridor, the Blackwater Valley and in Guildford, so the Yorktown area, which is within the Blackwater Valley and close to the M3, as an area likely to experience further employment growth in the future. The area varies in character and includes a mix of older industrial buildings, the newly constructed Watchmoor Business Park, and recent redevelopment schemes. Each area is described in further detail below.

### *Yorktown Business Park*

- 4.8. The Yorktown Business Park dates back to the 1960s, although parts have since been redeveloped. The Estate comprises mainly small-scale industrial units with some warehouses and newer office buildings.
- 4.9. The following characteristics are typical of the Yorktown Business Park:
- Views dominated by hard materials such as brick and asphalt
  - Relatively high levels of on-street parking.
  - Peak time congestion.
  - Small scale landscaping comprising low level shrubs and grassed areas.
  - Inappropriate boundary walls and fencing give the area a messy appearance.
  - Mixture of building set backs – some buildings located close to the footpaths and others with setbacks of nearly 10 metres. This contributes to an incoherent streetscene.
  - Lack of impact and identity.
  - Poor definition of public and private areas.

#### **Photo 1: Yorktown Business Park**



### *Admiralty Way*

- 4.10. Admiralty Way Industrial Estate was constructed in the 1970s and comprises industrial and storage units. The Estate is accessed from the BVR, which physically separates it from the Yorktown Industrial Estate. The area suffers from poor landscaping and poor environmental quality in part. Two gasometers dominate the view along the frontage with the BVR and are visible for some distance.

### *London Road Frontage*

- 4.11. London Road runs parallel to Stanhope Road, and development here ranges from the 1980s office buildings in Priory Court to small parades of shops. Along this section of the A30 many of the buildings are close to the road leaving little opportunity for landscaping.

However, some of the newer developments have been set back from the road with appropriate hard and soft landscaping treatments. The trees to the front of the Royal Military Academy provide much of the green character of this section of the A30.

**Photo 2: London Road Frontage**



#### *Watchmoor Business Park*

- 4.12. Watchmoor Business Park was constructed in the 1980s and 1990s and is a campus-style development of glazed and tiled buildings grouped around Riverside Way. It is a well landscaped environment, providing an attractive setting to businesses.

#### *The Blackwater Valley Relief Road*

- 4.13. Much of the western side of the Road is countryside. However, in the absence of appropriate landscaping on its borders with the commercial areas, this large and important access route into the Yorktown Area of Camberley lacks identity and cohesiveness.

**Photo 3: Blackwater Valley Relief Road adjacent to Watchmoor Business Park**



#### *Residential Area to the West of Frimley Road*

- 4.14. The residential area between Frimley Road and the BVR is an area of relatively high density family housing. Many of the streets have a visual uniformity. The main environmental problems in this area are caused by traffic travelling to the Yorktown Estate and also by traffic seeking to avoid congestion on the A30. The residential roads in this area are also used for parking by staff and customers of the businesses within Yorktown.

**Photo 4: Residential Area to the West of Frimley Road**



### *Flood Risk*

- 4.15. Parts of the Yorktown area are within flood zones two and three for both the River Blackwater and the Wish Stream. Of the 1341 properties in the Yorktown area, 271 properties fall within flood zones 2 and 3. This amounts to 20% of all properties within flood zones 2 and 3 in the Borough (Appendix 3). Developments in the area are likely to be susceptible to flood risk. Furthermore, any alterations to site levels associated with landscaping could potentially increase flood risk without careful management.
- 4.16. The site is also underlain by a minor aquifer of high vulnerability, due to this and a number of ditches and rivers in the area it is in a relatively sensitive location from a controlled waters perspective.

### *Additional Information*

- 4.17. Although the Yorktown SPG (2003) contains some guidance on landscaping requirements which have been successfully implemented since its adoption, these are not sufficiently detailed to facilitate the development of a coherent, structured landscape setting for the Yorktown area.
- 4.18. A more detailed analysis of the existing landscape of the area along with the identification of key constraints and opportunities for enhancement was assessed as part of the work towards the SPD. This work was undertaken by Clive McDonnell Landscape Design and formed the basis for the principles and proposals contained in the SPD in terms of:
- Schematic landscape design proposals
  - Proposed set backs for new buildings
  - Schedule of hard landscape materials and street furniture
  - Proposed schedule of plants
  - Specification for planting and soil works
  - Future maintenance

### **Limitations of the information, assumptions made etc.**

- 4.19. Unavoidably, due to the nature of this document, much of the baseline data comprises descriptive information. Where possible data specific to Yorktown has been collected, otherwise Borough-wide information is used.

## Identifying sustainability issues and problems

4.20. Table 3 sets out the key sustainability issues and problems that will be addressed in the Yorktown Landscape Strategy SPD. These have been identified in the following ways:

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

**Table 2: Sustainability Issues and problems**

Sustainability Issues/Problems	Source	How will the Yorktown Landscaping Strategy SPD address this?
Environmental		
Over the past fifty years, Yorktown Business Park and the London Road have developed on a plot by plot basis as series of unrelated buildings and without the benefit of an overall masterplan or design strategy. These areas have no discernable sense of identity.	SHBC; Clive McDonnell Landscape Design	Provide a spatial framework for landscaping improvements to be provided through both development-related and non development-related initiatives.
Views within Yorktown Business Park and along the southern edge of the London Road are dominated by hard materials such as brick and asphalt, and by unrelated and often unattractive buildings which create an unfriendly environment.	SHBC; Clive McDonnell Landscape Design	Provide planning guidance to help create a structured landscape setting for the Yorktown area, including the approaches to Camberley along the London Road (A30) and the Blackwater Valley Road.
The buildings and landscaping of Yorktown Business Park bears little relationship or visual connectivity with the surrounding landscape, residential areas, and business parks.	SHBC; Clive McDonnell Landscape Design	Provide planning guidance to help create a structure for the built environment in the business parks and industrial estates of the area and along the London Road.
Yorktown Business Park has no hierarchy of roads, footpaths, cycleways, or signage resulting in poor legibility for visitors finding their way around the Park.	SHBC; Clive McDonnell Landscape Design	
The layout of Yorktown Business Park does not adequately address the problem of vehicular access and parking or provide adequate access for cyclists.	SHBC; Clive McDonnell Landscape Design	These kind of issues are more appropriately addressed in the Yorktown SPG (2003) and Yorktown Highway and Transportation Strategy (2002). However, the Yorktown Landscape Strategy should support the content of these SPG's.
Some of the street scenes in the residential area to the west of Frimley Road are dominated by uniformity.	SHBC; Clive McDonnell Landscape Design	Provide a framework for the improvement of landscape quality in the residential area to the west of Frimley Road.
A large part of the Yorktown area lies within flood zones 2 and 3. Where landscaping involves changes to site levels this could result in an increase in flood risk.	Environment Agency.	The document should ensure that flood risk is not increased. Policies on flood risk will be included in the Development Control Policies DPD.

Sustainability Issues/Problems	Source	How will the Yorktown Landscaping Strategy SPD address this?
A series of drains and ditches flow into the main rivers. These have the potential for enhancement through the landscape strategy.	Environment Agency.	This will be considered for inclusion within the final version of the SPD.
Although the Yorktown SPG (2003) contains some guidance on landscaping requirements which have been successfully implemented since its adoption, these are not sufficiently detailed to facilitate the development of a coherent, structured landscape setting for the Yorktown area.	Yorktown SPG (2003); Baseline information	Provide detailed, structured guidance on landscaping in the Yorktown area.

### Developing the SA Framework

- 4.21. These sustainability objectives have been developed by identifying relevant policy documents at the European, national, regional, county and district level, those put forward in the SEA Guidance, the review of baseline data and key sustainability issues and those suggested at a meeting of the West Surrey Authorities. The draft objectives were refined through subsequent internal officer steering group meetings, workshops attended by, amongst others, English Nature, English Heritage and the Environment Agency and through consultation on the SA Scoping report for the Core Strategy.
- 4.22. It was considered important to develop the objectives from consideration of those in the Integrated Regional Framework 2004 (IRF), a view endorsed by the South East England Regional Assembly (SEERA).
- 4.23. The SA framework has been further developed to take into account new government guidance and to incorporate revised indicators.
- 4.24. For each sustainability objective there is a headline indicator, a series of decision aiding questions and further detailed indicators. These indicators will help to measure how the SPD will contribute towards the sustainability objectives and hence sustainable development.
- 4.25. Due to the limited scope of the SPD it was considered appropriate to select particular sustainability objectives for the appraisal as not all of the objectives would be relevant. A full list of all the SA objectives is included in Appendix 4. Following some significant changes that were made to the SPD as a result of the consultation on the draft it was felt that further appraisals should be undertaken and SA objectives 14 and 19 were added to reflect the sustainability effects of these changes (shown in *italic* in Table 4 below).
- 4.26. In addition, more detailed decision making criteria and indicators have been added for the sections that are particularly relevant to the Yorktown Landscape SPD (shown in *italics*) to ensure these detailed issues are fully addressed in the appraisal. Table 4 below sets out the SA framework.

**Table 3: SA framework**

<b>Sustainability objective</b>	<b>Headline indicator</b>	<b>Detailed decision making criteria</b>	<b>Detailed indicator</b>
8. To reduce the risk of flooding.	Number of properties at risk from flooding.	Will it minimise the risk of flooding?	Number of new developments permitted in the floodplain against EA advice.
			New developments incorporating Sustainable Urban Drainage (SUDs).
14. To conserve and enhance the Borough's biodiversity.	Status and condition of SSSIs	Will it protect and enhance valuable wildlife habitats and species and make use of opportunities to create and enhance habitats?	Total length of buffer zone achieved through development.
			Total length of river corridor renaturalised and de-culverted.
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion.	Traffic counts	Will it reduce the volume of traffic and ease congestion on the road network and improve access to alternative modes?	Traffic calming measures undertaken in residential area West of Frimley Road.
			Planning permissions with green travel plans or transport related contributions.
20. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings.	Statutory listed buildings/monuments at risk.	Will it protect buildings/monuments of historical significance?	Statutory listed buildings/monuments at risk.
			Number of listed buildings/monuments demolished.
		Will it protect archaeological assets?	Number of archaeological investigations.
			Will it enhance the landscape?
Non-development related landscape and environmental improvements.			
28. To support existing business structure and businesses.	GVA per capita	Will it support existing businesses?	VAT registrations/de-registrations
			Loss of employment land
			New employment floorspace

- 4.27. The internal compatibility of the full set of twenty eight SA objectives as in the Revised Scoping Report for the LDF were tested to identify conflicts and the results are presented in Appendix 5.
- 4.28. The analysis of compatibility of objectives demonstrates that SA environmental objectives (in green colour) aimed at protecting or enhancing water quality, soil, air quality, biodiversity, flora and fauna, noise, countryside and open space are generally incompatible with the SA1 social objective 'To meet identified housing needs' (in orange colour). Equally, there are a number of potential conflicts between most economic objectives (in blue colour) and some environmental objectives were identified. The analysis also showed a high degree of compatibility between environmental objectives.
- 4.29. These results have been taken into account in the sustainability assessments.



## 5. SPD Issues and Options

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### Main strategic options considered and how they were identified

- 5.1. The nature and limited scope of the SPD meant that formulating discreet options within the SPD was not possible, therefore the SA appraised the following two options:

Option 1: An SPD is prepared

Option 2: An SPD is not prepared ('do nothing')

Essentially these options explore the difference between producing an SPD and continuing with policies E2, E6, G4, G23 and UE5 of the Surrey Heath Local Plan 2000 and the Yorktown SPG (2003). For this reason the policies in the Local Plan and Yorktown SPG (2003) have been appraised together and represent the 'do nothing' option.

Core Strategy Preferred Options Policy 4: Local Character, Design and Heritage has also been appraised and is included in the SA Report for the Core Strategy (October 2005).

### Comparison of the social, environmental and economic effects of the options

- 5.2. The SPD objectives were tested for compatibility with the SA objectives to ensure they are in accordance with sustainability principles. No recommendations were made for amendments to the SPD objectives were made as a result of the assessment as it was considered that they were broadly compatible with the SA objectives. The compatibility assessment matrix is included in Appendix 6 of this report.
- 5.3. The options for the Yorktown Landscape Strategy SPD were assessed individually against the SA framework in line with the methodology set out in Section 2. Full details of the appraisal are included in Appendix 7 and are summarised below.
- 5.4. The two options appraised have similar sustainability effects. In general, both options have positive effects although 'Option 1: An SPD is prepared' enhances these effects at the local level.

#### *SA Objective 8: To reduce the risk of flooding*

- 5.5. Although additional landscaping could have an adverse effect on flooding in the Yorktown area if it involves changes to site levels these effects will be limited in magnitude and scale. The effect of new development on flood risk in the area will be considered as part of the Development Control Policies DPD.

#### *SA Objective 20: To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings.*

- 5.6. It is likely that the production of this SPD will help to enhance the landscape of the Yorktown area to a greater degree than that would occur with the existing Local Plan policies and SPG. Although the Yorktown SPG (2003) already contains some guidance on landscaping requirements which have been successfully implemented since its adoption, these are not sufficiently detailed to facilitate the development of a coherent, structured landscape setting for the Yorktown area.
- 5.7. The SPD will provide a mechanism to help secure the creation of a high quality landscape for the area and attempt to create a strong sense of place and a gateway to Yorktown and Camberley. It will provide a detailed spatial framework for landscaping improvements to be provided through both development-related and non development-related initiatives.

*SA Objective 28: To support existing business structure and businesses*

- 5.8. The SPD, by facilitating the creation of high quality landscapes, will make the area more attractive to investment and support the growth of existing businesses.

**How social, environmental and economic issues were considered in choosing the Preferred Options**

- 5.9. The saved policies in the Local Plan 2000 and existing adopted SPGs provide broad guidance on design and landscape. The SPD will provide more detailed guidance on design and landscape issues that are specific to the Yorktown area. Therefore, where additional local specific guidance on certain issues is provided in the SPD the sustainability effects will be enhanced.

**Any proposed mitigation measures**

- 5.10. In order to maximise the beneficial effects of implementing the SPD it will be important for the Council's Development Control Team to continue to consult the Planning Policy Team on applications for development within the Yorktown area.
- 5.11. Although additional landscaping could have an adverse effect on flooding in the Yorktown area if it involves changes to site levels, these effects will be limited in magnitude and scale. It will be important to ensure that this is considered as part of any planning application for development in the area and for any non-development related improvements. The effect of new development on flood risk in the area will be considered as part of the Development Control Policies DPD.
- 5.12. No changes were made to the SPD following appraisal as it was felt that the SPD generally contributed towards sustainability objectives following consideration of the significance of any impacts identified.

**Further appraisal following significant changes to SPD**

- 5.13. Some significant changes were made to the SPD as a result of the consultation on the draft in relation to enhancing biodiversity, reducing flood risk and traffic calming in the residential areas. For this reason it was felt that further appraisals should be undertaken to reflect the sustainability effects of these changes. SA objectives 14 and 19 were added to the appraisal matrix to ensure that the effects of the changes to the SPD are fully reflected. Full details of the assessment are included in Appendix 8 and summarised below.
- 5.14. Essentially the changes mean that there are also positive sustainability effects on SA objectives 14 and 19 as the SPD will help to enhance biodiversity, reduce the risk from and to flooding and reduce traffic congestion in the residential area West of Frimley Road.

## 6. Implementation

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### Proposals for monitoring

- 6.1. The aim of monitoring is to ensure information is provided which can be used to highlight significant effects and specific performance issues, leading to more informed decision-making.
- 6.2. Monitoring will involve quantifying, as often as necessary, both beneficial and adverse significant sustainability effects of implementing the plan and seek to identify impacts which differ from those which were predicted, or were unforeseen due to changes of circumstances. Monitoring will facilitate reporting on mitigation measures that were proposed to offset or reduce significant adverse effects.
- 6.3. Although it is considered that the effects of the SPD will not be significant it is nevertheless currently proposed that the following indicators will be monitored where resources allow and reported on in the Annual Monitoring Report, as appropriate:
  - Planning permissions for new employment development.
  - Number of planning applications granted planning permission that incorporate the landscape requirements set out in the Yorktown Landscape Strategy SPD.
  - Non-development related landscape and environmental improvements.
  - Number of new developments permitted in the flood plain (and against the advice of the Environment Agency).
  - Number of new developments incorporating measures to reduce the risk of flooding.
  - The number of developments incorporating a natural buffer zone along a watercourse.



## **Appendix 1**

### **Comments and responses to the SA Scoping Report**



Name/Organisation	Comments	Response
<p>Richard Evans – Surrey County Council</p>	<p>Surrey County Council's strategic views on the above documents are as follows:-</p> <p>Screening Statement - we have no reason to demur from the apparent conclusion that the SPD will have no significant environmental effect. In our view, the impact would be local and would be likely to be positive.</p> <p>Scoping Report. We have returned a completed on-line questionnaire (separately). We have no particular strategic concerns over the Relevant Plans and Programmes etc. section that will set the context for the SPD (Page 4). We would suggest that the objectives for the Blackwater Valley Recreational Management Project may be referred to, as improvements to enhance Valley land uses will be a potential gain from the SPD. The Local Plan, of course, covers this matter, but it may be reasonable to gain the views of the BVMP Manager for up-date purposes.</p> <p>I have sought the views of the County's Transportation DC Group who have not suggested any additional matters.</p> <p>Finally, we note that the responses to this consultation will inform the production of the draft SPD and Sustainability Appraisal Report which will be consulted on in October/November 2006.</p> <p>In trust these comments are useful to you.</p>	<p>Noted.</p> <p>Amend to include the Blackwater Valley Recreational Management Project. Note to consult in future.</p> <p>Noted</p> <p>Noted.</p>
<p>Marie Raison – Environment Agency</p>	<p>The Environment Agency would recommend that the scope of the sustainability assessment is broadened to include the impacts on the natural environment. The main issues for this area are:</p> <ul style="list-style-type: none"> <li>• Flood risk – a large part of the Yorktown industrial estate lies within flood zones two and three.</li> <li>• Land contamination – previous industrial uses of the land may have resulted in the contamination of soils and groundwater.</li> <li>• Biodiversity – the potential for habitats to have developed on brownfield sites</li> </ul>	<p>Following further correspondence with the Environment Agency it was agreed that flood risk should be considered as landscaping may involve changes to site levels. The potential for enhancing the River Blackwater, Wish Stream and the network of drainage ditches in this area will also be considered for inclusion within the final SPD.</p>

Name/Organisation	Comments	Response
	<ul style="list-style-type: none"> <li>The River Blackwater, Wish Stream and the network of drainage ditches should be protected and enhanced.</li> </ul> <p><u>Question 1</u> We would recommend that PPS9, PPS23 and PPS25 are included within the national section of Table 1 on ‘Relevant Plans, Policies, Programmes and Sustainability Objective’.</p> <p>Area description – we note that this description focuses on the built environment. We would recommend that an additional paragraph is included on the environmental setting of the site e.g. ‘Parts of the Yorktown area are within flood zones two and three for both the River Blackwater and the Wish Stream. Developments in the area are likely to be susceptible to flood risk. The site is also underlain by a minor aquifer of high vulnerability, due to this and the number of ditches and rivers in the area it is in a relatively sensitive location from a controlled waters perspective’.</p> <p><u>Questions 2 &amp; 3</u> We would recommend that additional indicators are included to report on the key issues from an environmental protection perspective e.g.</p> <ul style="list-style-type: none"> <li>The number of developments permitted in the floodplain against Environment Agency advice.</li> </ul> <ul style="list-style-type: none"> <li>The area of land affected by contamination, which has been brought back into beneficial use.</li> </ul>	<p>The other issues raised will be more appropriately considered in the SA/SEA of the Development Site Allocations DPD and DC Policies DPD that will address the issue of development for this area.</p> <p>Amend. Include reference to PPS25.</p> <p>Amend. Include this paragraph within the ‘Area description’.</p> <p>It is not considered appropriate to include this as a baseline indicator but will be included as a proposed monitoring indicator. This is already a Core Output indicator which is reported on annually in the Annual Monitoring Report. As an alternative within the baseline section, the number of properties within the floodplain in the Yorktown area will be referred to.</p> <p>Land contamination is more appropriately considered in the SA/SEA of the Development Site Allocations DPD and DC</p>

Name/Organisation	Comments	Response
	<ul style="list-style-type: none"> <li>• The number of developments not incorporating a natural buffer zone along a watercourse.</li> </ul> <p><u>Questions 4 &amp; 5</u> We agree that the issues raised within ‘Table 3: Sustainability Issues and Problems’ are important but would recommend that the following additional are also included e.g.</p> <ul style="list-style-type: none"> <li>• Flood risk – a large part of the area lies within flood zones two and three. New developments within these zones will be at risk from flooding and may increase flood risk elsewhere.</li> <li>• Land contamination – as an industrial area situated on a minor aquifer and adjacent to main rivers there is potential for the pollution of controlled waters.</li> <li>• Buffer zones – a series of drains and ditches flow into the main rivers. These have the potential for enhancement through the landscape strategy.</li> </ul> <p><u>Question 6</u> We would recommend that sustainability objectives 8, 10, 11 and 14 from the ‘Sustainability Appraisal Report Core Strategy, October 2005’ are also included within the ‘Effective protection of the environment’ section of ‘Table 4: SA Framework’.</p>	<p>Policies DPD that will address the issue of development for this area.</p> <p>Consider monitoring where resources allow.</p> <p>Amend to include this within Table 3 ‘Sustainability Issues and Problems’.</p> <p>Land contamination is more appropriately considered in the SA/SEA of the Development Site Allocations DPD and DC Policies DPD that will address the issue of development for this area.</p> <p>Amend to include this within Table 3 ‘Sustainability Issues and Problems’. Consider including reference to this within final SPD.</p> <p>Amend SA framework to include SA objective 8 ‘To reduce the risk of flooding’. SA objectives 10, 11 and 14 will be more appropriately considered in the SA/SEA of the Development Site Allocations DPD and DC Policies DPD that will address the issue of development for this area.</p>



**Appendix 2**  
**Review of relevant policies, plans, programmes and sustainability objectives**



Overall Aim or Purpose of Document	Objectives/Targets	Implications for Yorktown Landscape Strategy SPD and SA
<b>National</b>		
Office of the Deputy Prime Minister (ODPM) (2005) <i>Planning Policy Statement (PPS) 1: Delivering Sustainable Development</i>		
<a href="http://www.odpm.gov.uk/index.asp?id=1143805">http://www.odpm.gov.uk/index.asp?id=1143805</a>		
PPS1 sets out the Government's vision for planning and the key policies and principles which should underpin the planning system. It sets a framework for specific policies, which are set out in the thematic Planning Policy Statements.	Refers to protection and enhancement of the environment.	The SPD should seek to improve the environment in the Yorktown area.  SA framework includes objectives relating to the protection and enhancement of the Borough's environment.
Department of the Environment, Food and Rural Affairs (DEFRA) (2005) <i>Securing the Future – UK Government Sustainable Development Strategy</i>		
<a href="http://www.sustainable-development.gov.uk/publications/uk-strategy/index.htm">http://www.sustainable-development.gov.uk/publications/uk-strategy/index.htm</a>		
The Strategy for sustainable development aims to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations.	Sets a number of shared principles for achieving sustainable development: <ul style="list-style-type: none"> <li>• Living within environmental limits</li> <li>• Ensuring a strong, healthy and just society</li> <li>• Achieving a sustainable economy</li> <li>• Promoting good governance</li> <li>• Using sound science responsibly</li> </ul> Sets a number of indicators for achieving implementation	The SPD should contribute towards achieving these objectives and targets.  The SA framework should reflect the essence of these objectives and targets.

<b>DEFRA (2005) <i>Making Space for Water</i></b>		
<a href="http://www.defra.gov.uk/enviro/fcd/policy/strategy/outline.htm">http://www.defra.gov.uk/enviro/fcd/policy/strategy/outline.htm</a>		
<p>The document sets a new strategic direction which advocates a holistic approach that addresses all forms of flooding.</p>	<p><b>Aims:</b> To manage the risks from flooding and coastal erosion by employing an integrated portfolio of approaches which reflect both national and local priorities, so as:</p> <ul style="list-style-type: none"> <li>• to reduce the threat to people and their property; and</li> <li>• to deliver the greatest environmental, social and economic benefit, consistent with the Government's sustainable development principles.</li> </ul> <p>To secure efficient and reliable funding mechanisms that deliver the levels of investment required to achieve the vision of this strategy.</p> <p>The document is a key influence on the development of PPS25.</p>	<p>The SPD should be aware of flood risks within the Yorktown Area and the impact that landscaping could have on flood risk.</p> <p>The Strategic Flood Risk assessment will help to identify areas at risk from flooding in greater detail.</p> <p>The SA framework should include an objective relating to reducing flood risk.</p>
<b>ODPM (2005) PPS9: <i>Biodiversity and Geological Conservation</i></b>		
<a href="http://www.communities.gov.uk/index.asp?id=1143832">http://www.communities.gov.uk/index.asp?id=1143832</a>		
<p>PPS9 sets out planning policies on protection of biodiversity and geological conservation through the planning system and replaces PPG9 on Nature Conservation.</p>	<p>It includes the broad aim that planning, construction, development and regeneration should have minimal impacts on biodiversity and enhance it wherever possible.</p>	<p>The landscaping suggested in the SPD should seek to enhance biodiversity and promote the creation of new features and corridors.</p>

CLG (2006) PPS25: Development and Flood Risk		
<a href="http://www.communities.gov.uk/pub/955/PlanningPolicyStatement25DevelopmentandFloodRisk_id1504955.pdf">http://www.communities.gov.uk/pub/955/PlanningPolicyStatement25DevelopmentandFloodRisk_id1504955.pdf</a>		
<p>Updated and detailed guidance to local authorities on how manage flood risk and development.</p>	<p>Key planning objectives:</p> <ul style="list-style-type: none"> <li>• Identifying land at risk and the degree of risk of flooding from river, sea and other sources in their areas;</li> <li>• Preparing Regional or Strategic Flood Risk Assessments (RFRAs/SFRAs) as appropriate, either as part of the Sustainability Appraisal of their plans or as a freestanding assessment that contributes to that Appraisal;</li> <li>• Framing policies for the location of development which avoid flood risk to people and property where possible and manage any residual risk, taking account of the impacts of climate change;</li> <li>• Reducing flood risk to and from new development through location, layout and design, including the application of a sustainable approach to drainage;</li> <li>• Using opportunities offered by new development to reduce flood risk to communities;</li> <li>• Only permitting development in areas of flood risk when there are no suitable alternative sites in areas of lower flood risk and the benefits of the development outweigh the risks from flooding;</li> <li>• Working effectively with the Environment Agency and other stakeholders to ensure that best use is made of their expertise and information so that decisions on planning applications can be delivered expeditiously; and</li> <li>• Ensuring spatial planning supports flood risk management and emergency planning.</li> </ul> <p>The PPS then also sets out a number of decision making principles, the risk based approach, responsibilities, and monitoring and review.</p>	<p>The SPD should consider flood-risk issues at the relevant scale where appropriate and based on up-to-date current and predicted future risk information.</p> <p>Reducing vulnerability to the dangers and damage caused by flooding contributes to the achievement of a better quality of life and the objectives of sustainable development and should be reflected as a Sustainability Objective.</p>

Regional		
Government Office of the South East (GOSE) (2001) <i>Regional Planning Guidance for the South East (RPG9)</i>		
<a href="http://www.go-se.gov.uk/key%20business/planning/downloads/final%20rpg9%20report.pdf">http://www.go-se.gov.uk/key%20business/planning/downloads/final%20rpg9%20report.pdf</a>		
<p>Sets the regional framework for the preparation of Local Planning Authorities' development plans, (Structure and Local Plans) covering the period up to 2016. Comprises a comprehensive set of policies, including on a wide range of social and economic issues.</p>	<p><u>Policy Q2: Quality of Life in Urban Areas</u>                      The quality of life in urban areas, including suburban areas, should be raised through significant improvement to the urban environment, making urban areas more attractive places in which to live, work, shop, spend leisure time and invest, thus helping to counter trends to more dispersed patterns of residence and travel.</p> <p>Other relevant parts of this policy are:</p> <ul style="list-style-type: none"> <li>• maximise the positive contribution which trees, other planting and open spaces can make to urban areas in terms of their recreational, nature conservation and wider environmental and social benefits; and</li> <li>• through the preparation of Local Transport Plans, local authorities should consider the best ways to further promote the management of traffic to achieve a better urban environment, including measures which improve road safety, give priority to pedestrians, cyclists, buses and essential business users, increase parking restrictions and improve integration between modes. Further guidance is provided in the Regional Transport Strategy (see chapter 9);</li> </ul>	<p>The SPD should help to bring about significant improvements to the urban environment through the positive contribution of trees and landscaping making the area a more attractive place in which to live, work and invest.</p>

South East England Regional Assembly (SEERA) (2004) <i>Draft South East Plan</i>		
<a href="http://www.south-east-ra.gov.uk">http://www.south-east-ra.gov.uk</a>		
Spatial framework for the preparation of local authorities' development plans and other strategies and programmes in the region.	<u>Policy CC12: Character of the Environment and Quality of Life</u> Actions and decisions associated with development and the use of land should actively encourage the conservation, and where appropriate the enhancement of the character, distinctiveness, and sense of place of settlements and landscapes throughout the region. Opportunities for creating a high quality environment should be sought, based on a shared vision that places emphasis on good design, innovation, sustainability and achieving a high quality of life.	The SPD should take account of this policy.  The SA framework should include objectives that support this policy.
Surrey County Council (2004) <i>Surrey Structure Plan</i>		
<a href="http://www.surreycc.gov.uk">www.surreycc.gov.uk</a>		
Forms part of the development plan for Surrey, together with the Local Plans of the 11 Districts and Boroughs, the Minerals Local Plan and the Waste Local Plan.	<u>Policy SE4: Design and the Quality of Development</u> Development should contribute to improvements to the quality of urban and rural areas whilst retaining features that contribute to sense of place. The design, both of buildings themselves and of the way they integrate with their surroundings, must be of a high standard. Within this framework, new residential development should be built at a density which makes best use of limited land resources. The layout of new development and the opportunities presented by redevelopment within built-up areas should give emphasis to the needs of pedestrians, cyclists and public transport users, thereby enhancing movement choice. The local planning authorities will identify, promote and safeguard a framework of open spaces and green corridors for each settlement.	The SPD should take account of this policy.  The SA framework should include objectives that support this policy.
Surrey County Council (2002) <i>Surrey Design</i>		
<a href="http://www.surreycc.gov.uk">www.surreycc.gov.uk</a>		
The purpose of this design guide is to promote high quality design of new development in Surrey.	It aims to supplement the principles in national and regional planning guidance, and guide the implementation of the Surrey Structure Plan. It will contribute to making Surrey a better place to live in the 21st century and further the objectives in <i>The Common Agenda for a Sustainable Surrey and the Urban White Paper, Our Towns and Cities: The Future</i> .	The SPD should support guidance set out in the design guide.

Local		
Surrey Heath Borough Council (2000) <i>Local Plan</i>		
<a href="http://www.surreyheath.gov.uk">www.surreyheath.gov.uk</a>		
<p>Forms the adopted development plan for Surrey Heath. Sets out the Borough’s policies for the control of development and use of land.</p>	<p>The SPD is intended to add further detail to policies E2, E6, G4, G23 and UE5 of the Local Plan 2000:</p> <p><u>Policy E2: Core Employment Areas</u>                      Within Core Employment Areas, as defined on the Proposals Map, the Borough Council will encourage development within Use Classes B1-B8 which makes provision for:</p> <ul style="list-style-type: none"> <li>a) The expansion needs of existing firms in Surrey</li> <li>b) Small firms</li> <li>c) Changes of Use</li> </ul> <p>Providing that any resulting intensification of use can be satisfactorily accommodated in relation to the environmental, infrastructure and other development provisions policies of this Plan. Proposals for development which would result in the loss of land from industrial and commercial use will not be permitted.</p> <p><u>Policy E6: Employment Revitalisation Areas</u>                      The following Employment Revitalisation Areas, are defined upon the Proposals Map;</p> <ul style="list-style-type: none"> <li>a) nos 279-299 London Road and nos. 309-369 London Road with nos. 1-7 Frimley Road, Camberley and</li> <li>b) Nos. 411-543 London Road, Yorktown, Camberley</li> </ul> <p>In the above areas the Borough Council will encourage development for business use (B1), office (A2), retail (A1) floorspace or other appropriate uses normally as part of a comprehensive mixed use scheme which should include replacement residential accommodation and contribute towards highway and environmental improvements as necessary. Where development comes forward on a phased or piecemeal basis it will be considered in respect of its contribution towards achieving the overall objectives of the Employment Revitalisation Area and any comprehensive scheme. In respect of land at 309-315 London Road,</p>	<p>The SPD must support and supplement Local Plan policies E2 E6, G4, G23 and UE5 with specific reference to the Yorktown Area of Camberley.</p> <p>The SA framework should reflect these policies.</p>

	<p>development outside for any agreed comprehensive scheme may be acceptable. Such development will, however, be expected to contribute towards any agreed environmental improvements for Osnaburgh Hill.</p> <p>In the supporting notes to this policy its states that these areas suffer from environmental and traffic problems, which can only be resolved through a comprehensive strategy for development. It also states that within these areas, the Borough Council will encourage redevelopment which assists in achieving the objectives of improving the environment and resolving the existing traffic problems.</p> <p><u>Policy G4: Design Principles</u> The Borough Council will, in considering proposals for new development and redevelopment, ensure that:</p> <ul style="list-style-type: none"> <li>a) The scale, mass, density, quality, character, materials and landscape design of development is compatible with the adjoining development and that in the surrounding area</li> <li>b) In settlement areas, development should not be of a height that would appear incongruous;</li> <li>c) In the countryside, development will be restricted to two storeys unless the characteristics of the site and surrounding area are such that no harmful visual impact or harm to the area's rural character would arise;</li> <li>d) Vehicular and servicing access is unobtrusive; and</li> <li>e) Special attention is given to the quality of public spaces</li> </ul> <p><u>Policy G23: Green Corridors</u> The Borough Council will seek to ensure that any development in the vicinity of green corridors, as shown on the Proposals Map, preserves their landscape character. The Borough Council will encourage, where necessary, the enhancement of the character of the area through landscape design.</p> <p><u>Policy UE5: West of Frimley Road Residential Enhancement Area</u> Within the area defined on the Proposals Map as a Residential Enhancement Area, the Borough Council will secure improvements to the residential</p>	
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	<p>environment, by:</p> <ul style="list-style-type: none"> <li>a) The introduction of traffic calming methods where necessary</li> <li>b) The reduction or removal of through traffic where it currently causes amenity and/or safety problems.</li> <li>c) The introduction of trees and landscaping into the street scene where appropriate; and</li> <li>d) The improvement and harmonisation of on-street parking where it is an existing feature of the street scene.</li> </ul>	
<p>Surrey Heath Borough Council (2003) <i>Yorktown Supplementary Planning Guidance (SPG)</i></p>		
<p><a href="http://www.surreyheath.gov.uk">www.surreyheath.gov.uk</a></p>		
<p>This SPG supplements policies E2, E6 and UE5 of the Surrey Heath Borough Council Local Plan 2000.</p>	<p>This document has four main objectives:</p> <ul style="list-style-type: none"> <li>• To improve access and transportation options, and to ease congestion</li> <li>• To enhance the image and environment of this business gateway to the Borough</li> <li>• To provide a framework for landscaping as new developments proceed</li> <li>• To identify potential for improvements to the residential areas</li> </ul> <p>To meet these objectives it proposes to follow a four-part strategy:</p> <ul style="list-style-type: none"> <li>• Yorktown Highway and Transportation Strategy 2002</li> <li>• Framework for new building proposals</li> <li>• Landscape Strategy</li> <li>• Residential Enhancement Strategy</li> </ul>	<p>The Yorktown Landscape Strategy SPD should support and add detail to the objectives of this document particularly those relating to image, the environment and landscaping. The SPD will also form part of the four part strategy for meeting these objectives.</p> <p>The SA framework should take account of this SPD.</p>

Blackwater Valley Countryside Partnership (2006) Blackwater Valley Strategy 2006-2010		
<a href="http://www.blackwater-valley.org.uk/strategy.htm">http://www.blackwater-valley.org.uk/strategy.htm</a>		
<p>The Blackwater Valley Strategy 2006-2010 puts forward the vision for the Valley as held by the Blackwater Valley Countryside Partnership of 13 County, District, Borough and Town Councils that border the River Blackwater. This vision is of:</p> <p>“A continuous green space along the Blackwater Valley; attractive to wildlife and the community.”</p>	<p>The aims of the strategy are:</p> <ul style="list-style-type: none"> <li>i. To maintain the Valley as an important open gap between urban areas, and enhance its landscape to create a continuous area of naturalistic countryside.</li> <li>ii. To realise the full potential of the Blackwater Valley as an outdoor recreation resource, with an emphasis on providing freely accessible green space as an alternative recreational venue to the heathlands of the Thames Basin Heaths Special Protection Area.</li> <li>iii. To improve the Valley as a green corridor for wildlife by enhancing existing habitats, expanding the areas of ecological value by the creation of new habitats, and developing links between habitats.</li> <li>iv. To improve the water quality and riparian habitat of the River Blackwater and maximise the floodplain capacity of the valley floor.</li> <li>v. To co-ordinate environmental and recreational improvements so that they are mutually beneficial, and to prevent conflicts of interest between different uses or organisations.</li> <li>vi. To increase usage of the Valley, and involve local communities in its management.</li> <li>vii. To promote sustainable transport links along and across the Valley.</li> </ul>	<p>The SPD should support the aims if this strategy.</p>
Surrey Heath Borough Council (2005) <i>Community Plan 2004/14</i>		
<a href="http://www.surreyheath.gov.uk">www.surreyheath.gov.uk</a>		
<p>Produced by the Surrey Heath Local Strategic Partnership Steering Group. A ten year plan to be reviewed annually set around eight key themes.</p>	<p>Relevant objective: To improve the quality of the Surrey Heath street scene</p>	<p>The SPD should seek to improve the quality of the street scene.</p>

Surrey Heath Borough Council (2005) <i>Local Development Framework: Core Strategy Preferred Options</i>		
<a href="http://www.surreyheath.gov.uk">www.surreyheath.gov.uk</a>		
<p>The Core Strategy of the Local Development Framework (LDF) sets out an overall vision for the future development of the Borough up to 2026. It sets out the overall approach which the Council, working with its partners in the local and regional community, will use to guide and control the future use and development of land and to improve and protect the environment and facilities. It will underpin all the other documents to be prepared as part of the LDF.</p>	<p><u>Core Policy 4: Local Character, Design and Heritage</u>                  The Borough Council will require new development to respect local distinctiveness, be of a high quality design, and contribute towards the protection and enhancement of the valued character of the Borough including urban green spaces. In particular new development should protect and enhance the heritage of the Borough.</p>	<p>The SPD should be support this policy in the Core Strategy, particularly once adopted.</p>

## **Appendix 3 Flood Risk (Zones 2 and 3 Yorktown Area)**







## **Appendix 4 Full SA Framework**



Sustainability objective	Detailed decision making criteria	Detailed indicator
1. To meet identified housing need.	<ul style="list-style-type: none"> <li>• Will it promote mixed use, mixed type and mixed tenure developments to meet need?</li> <li>• Will it enable people to live where they want to live?</li> <li>• Will it provide housing for Key Workers to meet need?</li> <li>• Will it help to improve affordability?</li> <li>• Will it enable independent lifestyles for the elderly and those with disabilities?</li> </ul>	<ul style="list-style-type: none"> <li>• Total housing completions</li> <li>• Affordable housing completions.</li> <li>• No. of affordable housing units completed by type, tenure, size and type (urban / rural)</li> <li>• Average house price by type</li> <li>• House Price to Earnings ratio.</li> <li>• Financial contributions to affordable housing.</li> <li>• Disabled facility grants.</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 unauthorised incursions.</li> <li>• No. of small dwellings provided.</li> </ul>
2. To improve the population's health.	<ul style="list-style-type: none"> <li>• Will it improve road safety?</li> <li>• Will it improve access to health facilities?</li> <li>• Will it reduce death rates?</li> <li>• Will it encourage healthier lifestyles?</li> </ul>	<ul style="list-style-type: none"> <li>• Life expectancy.</li> <li>• Death rates from accidents</li> <li>• Access to hospitals and GP surgeries.</li> <li>• Access to greenspace.</li> <li>• IMD health ranking</li> <li>• Travel mode to work</li> <li>• % of people whose health is 'not good'.</li> <li>• No. of people on incapacity benefits and severe disability allowance.</li> </ul>
3. To improve the education and skills of the local population.	<ul style="list-style-type: none"> <li>• Will it help to improve the education and skills of the local population?</li> </ul>	<ul style="list-style-type: none"> <li>• % of 16-74 yr olds attained Level 2; Level 3; Level 4 or no qualifications.</li> <li>• IMD education ranking.</li> <li>• Adults without basic numeracy / literacy skills.</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> </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>

Sustainability objective	Detailed decision making criteria	Detailed indicator
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community.	<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 mobility?</li> <li>• Will it promote accessibility to jobs, services and facilities such as shops, schools, banks, health centres, community centres, libraries, sports and leisure facilities, especially in underserved localities such as the more rural villages?</li> </ul>	<ul style="list-style-type: none"> <li>• Accessibility of greenspace to residential areas.</li> <li>• Quantity of greenspace per 1,000 population.</li> <li>• Access to key local services such as schools, post office, food shop, doctors on foot, bicycle or by public transport.</li> </ul>
6. To maintain and improve cultural, social and leisure provision.	<ul style="list-style-type: none"> <li>• Will it improve cultural, social and leisure provision?</li> </ul>	<ul style="list-style-type: none"> <li>• Number of sports centres, gyms, theatres, cinemas etc.</li> <li>• Quantity of greenspace per 1,000 population.</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 local biodiversity?</li> </ul>	<ul style="list-style-type: none"> <li>• Accessibility of greenspace to residential areas.</li> <li>• Quantity of greenspace per 1,000 population.</li> <li>• Open space managed to green flag award standard.</li> </ul>
8. To reduce the risk of flooding.	<ul style="list-style-type: none"> <li>• Will it prevent inappropriate development in areas at risk from flooding?</li> <li>• Will it help reduce the risk of surface, groundwater and sewerage flooding?</li> </ul>	<ul style="list-style-type: none"> <li>• Number of new developments in the flood plain against the advice of the Environment Agency.</li> <li>• Number of new developments with Sustainable Urban Drainage (SUDs) installed.</li> <li>• Number of new developments incorporating other measures to reduce flood risk.</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 make efficient use of land by actively promoting development on PDL, re-use of buildings and higher densities?</li> </ul>	<ul style="list-style-type: none"> <li>• New homes and commercial development completed on PDL land.</li> <li>• 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 reduce the area of land affected by contamination?</li> <li>• Will it prevent the loss of valuable agricultural land and soil?</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of agricultural land.</li> <li>• The area of land affected by contamination brought back into beneficial use.</li> <li>• Density of new residential developments.</li> </ul>
11. Maintain and improve the quality of water resources.	<ul style="list-style-type: none"> <li>• Will it improve the quality of water?</li> </ul>	<ul style="list-style-type: none"> <li>• Biological / chemical quality of rivers, canals and groundwater.</li> </ul>

Sustainability objective	Detailed decision making criteria	Detailed indicator
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> <li>• Number of Air Quality Management Areas and no. of dwellings affected.</li> </ul>
13. To reduce greenhouse gas emissions.	<ul style="list-style-type: none"> <li>• Will it reduce emissions of greenhouse gases from:               <ul style="list-style-type: none"> <li>- Households?</li> <li>- Commercial and industrial activities?</li> <li>- Transport?</li> <li>- Agriculture, landfill and mining?</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 existing designated nature conservation sites?</li> <li>• Will it make use of opportunities to create and enhance habitats?</li> </ul>	<ul style="list-style-type: none"> <li>• Population of wild birds</li> <li>• Status and condition of SSSIs</li> <li>• Areas designated for their intrinsic environmental value and their extent.</li> <li>• No. of Biodiversity Action Plans.</li> <li>• Extent and condition of ancient woodland.</li> <li>• Total length of buffer zone achieved through development.</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>	<ul style="list-style-type: none"> <li>• Total length of river corridor renaturalised and de-culverted.</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 maintain and enhance the quality of the countryside?</li> </ul>	<ul style="list-style-type: none"> <li>• % change in area of countryside, green belt and open space.</li> </ul>
17. To ensure the protection of Special Protection Areas.	<ul style="list-style-type: none"> <li>• Will it conserve and enhance the SPA?</li> </ul>	<ul style="list-style-type: none"> <li>• Population of wild birds</li> <li>• Status and condition of SSSIs</li> <li>• Areas designated for their intrinsic environmental value.</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>
Encourage the use of more sustainable modes of transport and reduce congestion.	<ul style="list-style-type: none"> <li>• Will it reduce the volume of traffic and ease congestion on the road network?</li> <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>• Travel to work by mode.</li> <li>• Traffic counts.</li> <li>• Pedestrian, cycle and public transport access to key services.</li> <li>• Number of transport related accidents.</li> <li>• Location of bus stops and stations.</li> <li>• Planning permissions with green travel plans or transport related contributions.</li> </ul>

Sustainability objective	Detailed decision making criteria	Detailed indicator
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 sites, features and areas of historical, archaeological and cultural value and their settings?</li> </ul>	<ul style="list-style-type: none"> <li>Statutory listed buildings / monuments at risk.</li> <li>Number of listed buildings / monuments demolished.</li> <li>Number of archaeological investigations.</li> <li>Planning permission granted in accordance with the design principles within this SPD.</li> </ul>
21. To increase energy efficiency and 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 sources?</li> <li>Will it increase energy efficiency?</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling Standard Assessment Procedure (SAP) ratings.</li> <li>Number of dwellings achieving EcoHomes 'very good' or 'excellent'.</li> <li>Number of dwellings meeting a level of the Code for Sustainable Homes.</li> <li>Commercial developments meeting BREEAM 'very good' or 'excellent'.</li> </ul>
22. To reduce the generation of waste and maximise re-use and recycling.	<ul style="list-style-type: none"> <li>Will it reduce the amount of waste disposed in landfill?</li> <li>Will it minimise waste generation/</li> <li>Will it promote re-use, recovery and recycling?</li> </ul>	<ul style="list-style-type: none"> <li>Total household waste (kg per person).</li> <li>Household waste recycled (%)</li> <li>Waste disposed of on landfill (kg per person).</li> </ul>
23. To promote the use of materials and products produced by sustainable methods.	<ul style="list-style-type: none"> <li>TBC</li> </ul>	<ul style="list-style-type: none"> <li>TBC</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>Use of SUDs and other water conservation measures.</li> <li>Domestic water consumption (litres/day /households)</li> <li>Number of properties with water metres.</li> </ul>
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 existing economic and agricultural activity in rural areas.	<ul style="list-style-type: none"> <li>Will it support rural businesses?</li> </ul>	<ul style="list-style-type: none"> <li>VAT registrations / de-registrations in rural areas.</li> <li>Planning consents for businesses in rural areas.</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 by type.</li> <li>Shopping survey information on the range of facilities and services offered in rural villages.</li> </ul>
28. To support existing business structure and businesses.	<ul style="list-style-type: none"> <li>Will it provide for existing businesses e.g. range of premises, services, infrastructure, workforce?</li> </ul>	<ul style="list-style-type: none"> <li>VAT registrations / deregistrations</li> <li>New employment floorspace</li> </ul>

## **Appendix 5**

### **Compatibility of SA Objectives**



1		<b>To meet identified housing needs</b>																																
2	-	<b>To improve the population's health</b>																																
3	x	-	<b>To improve education and skills of local population</b>																															
4	-	✓	-	<b>To reduce crime and fear of crime</b>																														
5	x	✓	✓	✓	<b>To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community</b>																													
6	?	✓	✓	✓	✓	<b>To maintain and improve cultural, social, leisure and recreational opportunities in the Borough</b>																												
7	-	✓	-	✓	✓	✓	<b>To encourage the enjoyment of the countryside, open spaces and local biodiversity</b>																											
8	?	-	-	-	-	-	✓	<b>To reduce the risk of flooding</b>																										
9	✓	-	-	-	✓	-	✓	?	<b>To make the best use of previously developed land and existing buildings</b>																									
10	x	✓	-	-	-	-	✓	✓	✓	<b>To reduce contamination and safeguard soil quality and quantity</b>																								
11	x	✓	-	-	?	?	?	✓	✓	✓	<b>To maintain and improve the quality of water resources</b>																							
12	x	✓	-	-	?	-	-	-	?	-	-	<b>To ensure air quality continues to improve in line with national and/or WHO targets</b>																						
13	x	✓	-	-	?	-	-	-	-	-	-	✓	<b>To reduce greenhouse gases emissions</b>																					
14	x	-	-	-	?	-	?	✓	?	✓	✓	✓	✓	<b>To conserve and enhance the Borough's biodiversity</b>																				
15	?	-	-	-	?	?	?	✓	?	✓	✓	✓	✓	<b>To avoid damage and fragmentation of major features of importance for fauna and flora</b>																				
16	?	-	-	-	?	✓	✓	✓	✓	✓	✓	✓	✓	<b>To maintain and enhance the quality of countryside, green belt and open space areas</b>																				
17	?	-	-	-	?	?	?	-	✓	✓	✓	✓	✓	✓	✓	✓	<b>To ensure the protection and enhancement of designated sites including Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), and Special Areas of Conservation (SACs)</b>																	
18	x	✓	-	-	?	-	-	-	?	-	-	-	-	✓	✓	✓	✓	<b>To reduce noise pollution</b>																
19	?	✓	-	-	✓	-	✓	-	✓	-	-	✓	✓	✓	✓	✓	?	✓	<b>To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion</b>															
20	?	-	-	-	?	✓	✓	✓	?	✓	-	✓	-	✓	✓	✓	✓	✓	<b>To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings</b>															
21	?	-	-	-	-	-	-	-	✓	-	✓	✓	✓	?	?	?	?	-	✓	-	<b>To increase energy efficiency and increase the use of renewable energy</b>													
22	x	✓	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	✓	✓	<b>To reduce generation of waste and maximise re-use and recycling</b>											
23	?	-	-	-	-	-	-	-	-	✓	-	?	✓	-	-	-	-	-	-	✓	✓	✓	<b>To promote the use of materials and products produced by sustainable methods</b>											
24	?	-	-	-	-	-	-	-	-	-	✓	-	-	✓	✓	-	✓	-	-	-	✓	✓	<b>To encourage reduced water consumption</b>											
25	✓	-	✓	✓	✓	-	✓	-	✓	?	?	?	?	-	?	?	-	-	✓	-	-	?	?	?	<b>To maintain stable levels of employment in the Borough</b>									
Key: ✓ Compatible    X Incompatible    - No link    ? Uncertain or unknown																																		



**Appendix 6**  
**Compatibility assessment of SA Objectives against SPD**  
**Objectives**



SA objective	SPD Objective a: Create a structured landscape setting for the Yorktown area, including the approaches to Camberley along the London Road (A30) and the Blackwater Valley Road.	SPD Objective b: Create a structure for the built environment in the business parks and industrial estates of the area along the London Road.	SPD Objective c: Provide a framework for the improvement of landscape quality in the residential area to the west of Frimley Road.
8. To reduce the risk of flooding.	x ?	x ?	x ?
20. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings.	✓	✓	✓
28. To support existing business structure and businesses	✓	✓	✓



## **Appendix 7**

### **Appraisal of options**



SA objective	Option 1: An SPD is prepared	Comments	Option 2: An SPD is not prepared (existing Local Plan policies remain)	Comments
8. To reduce the risk of flooding.	× ?	If landscaping involves alterations to site levels then this could increase the risk of flooding without careful management. The effect of new development on flood risk in the area will be considered as part of the Development Control Policies DPD	× ?	If landscaping involves alterations to site levels then this could increase the risk of flooding without careful management. The effect of new development on flood risk in the area will be considered as part of the Development Control Policies DPD
20. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings.	✓✓✓	It is likely that the production of this SPD will help to enhance the landscape of the Yorktown area to a greater degree than that would occur with the existing Local Plan policies. The SPD will provide a mechanism to help secure the creation of a high quality landscape for the area and attempt to create a strong sense of place and a gateway to Yorktown and Camberley. The SPD will provide a detailed spatial framework for landscaping improvements to be provided through both development-related and non development-related initiatives.	✓	Will support the creation of a high quality landscape for the area but to a lesser degree and in a less prescriptive and coherent manner.
28. To support existing business structure and businesses	✓✓✓	The SPD, by facilitating the creation of high quality landscapes, will make the area more attractive to investment and support the growth of existing businesses.	✓	Will support the creation of high quality landscapes, and make the area more attractive to investment and support the growth of existing businesses but to a lesser degree.



## **Appendix 8 – Further appraisal of SPD following significant changes**



SA objective	Option 1: An SPD is prepared	Comments	Option 2: An SPD is not prepared (existing Local Plan policies remain)	Comments
8. To reduce the risk of flooding.	✓ x ?	<p>If landscaping involves alterations to site levels then this could increase the risk of flooding without careful management. The effect of new development on flood risk in the area will be considered as part of the Development Control Policies DPD.</p> <p>The SPD includes a principle on ensuring that the landscaping for sites on or adjacent to watercourses aim to reduce the risk of flooding.</p>	x ?	<p>If landscaping involves alterations to site levels then this could increase the risk of flooding without careful management. The effect of new development on flood risk in the area will be considered as part of the Development Control Policies DPD</p>
14. To conserve and enhance the Borough's biodiversity.	✓✓	<p>The SPD makes specific reference to ensuring that where landscape design schemes are to be implemented on sites facing the Blackwater Valley, consideration should be given as to how biodiversity can be fostered. In particular it acknowledges the need to adopt a flexible approach to planting in these areas.</p> <p>The SPD also includes a principle on the landscaping of sites on or adjacent or watercourses and the need to ensure they enhance the biodiversity and amenity of the area.</p>	✓	<p>The local plan contains policies which seek to conserve biodiversity in the Borough and the landscaping suggested in the Yorktown SPG (2003) will help to promote biodiversity.</p>

SA objective	Option 1: An SPD is prepared	Comments	Option 2: An SPD is not prepared (existing Local Plan policies remain)	Comments
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion.	✓✓	The SPD will help to reduce traffic congestion in the residential area West of Frimley Road. It specifically refers to SPGs which propose to close off the links between the residential enhancement area and Yorktown Business Park. It also states that the effect of traffic generated by new development in the business park can be reduced by environmental improvements in the residential area.	✓	The Yorktown Highway and Transportation Strategy (2002) and Yorktown Supplementary Planning Guidance (2003) propose to close off the links between the residential enhancement area and Yorktown Business Park which will help to reduce traffic congestion in these areas.
20. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings.	✓✓✓	It is likely that the production of this SPD will help to enhance the landscape of the Yorktown area to a greater degree than that would occur with the existing Local Plan policies. The SPD will provide a mechanism to help secure the creation of a high quality landscape for the area and attempt to create a strong sense of place and a gateway to Yorktown and Camberley. The SPD will provide a detailed spatial framework for landscaping improvements to be provided through both development-related and non development-related initiatives.	✓	Will support the creation of a high quality landscape for the area but to a lesser degree and in a less prescriptive and coherent manner.
28. To support existing business structure and businesses	✓✓✓	The SPD, by facilitating the creation of high quality landscapes, will make the area more attractive to investment and support the growth of existing businesses.	✓	Will support the creation of high quality landscapes, and make the area more attractive to investment and support the growth of existing businesses but to a lesser degree.





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