



**LIGHTWATER VILLAGE DESIGN STATEMENT
SUPPLEMENTARY PLANNING DOCUMENT:
FINAL SUSTAINABILITY APPRAISAL REPORT**

OCTOBER 2007

Foreword

The Lightwater Village Design Statement Supplementary Planning Document (SPD) forms part of the Surrey Heath Local Development Framework. The SPD will provide guidance which will help shape future development and reinforce local distinctiveness in Lightwater village.

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) sets out the predicted sustainability implications of the Lightwater Village Design Statement SPD.

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1. Summary and Outcomes

Non-technical summary

- 1.1. This Sustainability Appraisal has been prepared to accompany the Lightwater Village Design Statement SPD. The SPD has been prepared to ensure that new developments take account of local features and values to ensure that they are compatible with the character of Lightwater Village and surrounding landscape. The SPD adds detail to a number of saved Local Plan policies. When adopted it will form part of the 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 any 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 neutral or positive sustainability effects. However, the appraisal did identify a small number of potential minor negative effects and instances where sustainability objectives are not being specifically addressed by the SPD. Recommendations to improve the sustainability performance of the SPD were made and the content of the SPD amended.

Statement on the difference the process had made to date

- 1.4. The key differences the sustainability appraisal process has made are the inclusion of the following within the SPD:
 - Protecting and *enhancing* wildlife habitats and identifying all key designated areas.
 - Development to incorporate design features which reduce the risk of flooding.
 - *Enhancement* of green and open spaces.
- 1.5. In general, it was considered necessary to adopt a more robust approach to protecting the smaller scale character of the Village although it is recognised that there may be some minor negative effects. In addition, some of the recommendations were considered to be beyond the scope of the SPD and were therefore not considered appropriate for inclusion. Generally, these issues were also already covered in existing local policy / guidance.
- 1.6. Where potential negative impacts have been identified it is proposed that these will be monitored closely.

How to comment on the report

- 1.7. To comment on this report please contact:

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2. Appraisal methodology

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 December 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 11th December 2006 and 22nd January 2007.
- 2.4. Subsequently, the Draft SPD and SAR were prepared in March/April 2007. The SAR takes 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 (page 19).
- 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 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 '✓✓' (strong positive effect) to '××' (strong negative effect) (Figure 3), with associated commentary identifying the likely magnitude and detail of the effect.

Figure 3: Appraisal Key

✓✓	Strong positive effect
✓	Positive effect
?	Uncertain / Unknown effect
0	No effect
×	Negative effect
××	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 5 and 6 and summarised in Section 5.
- 2.10. The SAR and Draft SPD were subject to six weeks consultation between 16th July and 28 August 2007. Responses to this consultation have been taken into account in the preparation of the Final SPD and SA Report. No significant changes were made to the SPD as a result of consultation so it was not necessary to carry out any further appraisals.

Who was consulted, when and how?

The Scoping report was the subject of five weeks consultation between 11th December 2006 and 22nd January 2007. 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:

- Members of the Lightwater Village Design Statement Steering Group
- Government Office for the South East
- South East England Regional Assembly
- Ward Councillors for Lightwater
- Windlesham Parish Council

- 2.11. In addition, the Scoping Report was available on the Council's website for consultation with the wider community.
- 2.12. 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.
- 2.13. The SAR and Draft SPD were then subject to six weeks consultation between 16th July and 28th August 2007. A selection of individuals/organisations were specifically targeted for the consultation. In addition, all Lightwater residents received a letter informing them that the consultation was taking place. Copies of the documents were made available at the Council Offices, Lightwater Leisure Centre, Borough libraries and could also be viewed on the Council's website. A public exhibition and meeting was also held as part of the consultation on 9th August 2007.

Who carried out the SA?

- 2.14. 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

- 2.15. 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

Purpose of the SA and SA Report

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 ‘A Better Quality of Life: A Strategy for Sustainable Development in the UK’ (DETR,1999) set out four key objectives for sustainable development:

- Social Progress which recognises the needs of everyone
- Effective protection of the environment
- Prudent use of natural resources
- Maintenance of high and stable levels of economic growth and employment

- 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.

Compliance with the SEA Directive/Regulations

- 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 Lightwater Village Design Statement Draft 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', 'LDF Documents' and 'Lightwater Village Design Statement Draft SPD'.

Appropriate Assessment

- 3.11. Following a European Court of Justice (ECJ) ruling on 20th 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 Lightwater Village Design Statement 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', 'LDF Documents' and 'Lightwater Village Design Statement Draft SPD'.

SPD objectives and outline of contents

- 3.13. Village Design Statements are part of a nation-wide initiative launched by the former Countryside Commission. Village Design Statements are based on the presumption that local communities have a unique appreciation and understanding of their own place. They describe the qualities that residents value in their village and its surroundings. A Village Design Statement sets out clear and simple guidance for the design of all development in a village, based on its character and show how the character can be reflected at three levels: the landscape setting of the village; the shape of the settlement; and the nature of the buildings themselves.
- 3.14. Village Design Statements cover:
- Description of the distinctive character of the village and its surrounding countryside.
 - Shows how character can be identified at three levels: the landscape setting of the village; the shape of the settlement; and the nature of the buildings themselves.
 - Sets down design principles based on the distinctive local character.
- 3.15. Surrey Heath Borough Council is working with the Lightwater Village Design Statement Steering Group and members of the community to produce the Lightwater Village Design Statement and eventually adopt it as a SPD as part of the Local Development Framework. When adopted it will be taken into account in the determination of planning applications and guide local initiatives even when planning permission is not required. The SPD is intended to add further detail to saved policies H17, H18, and G4 of the Local Plan 2000, the Surrey Design and Residential Development in Settlement Areas SPGs and support Preferred Options Policy 4 on Local Character, Design and Heritage of the emerging Core Strategy (September 2005).

- 3.16. The Village Design Statement describes Lightwater as it is today, and highlights the qualities valued by residents. It sets out principles which will help shape future development, reinforce local distinctiveness, and provide a framework for future physical changes.
- 3.17. The key objective of the SPD is:
- To protect and enhance the local distinctiveness of Lightwater, in respect of its, built environment and landscape, through guiding new development and other changes to the environment.
- 3.18. This Final Sustainability Appraisal Report assesses 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 any beneficial effects and proposals for monitoring.

Plan 1: Area of Lightwater Village Design Statement and landscape setting



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 Lightwater Village Design Statement 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 Lightwater Village Design Statement SPD is intended to add further detail to policies H17, H18, and G4 of the Surrey Heath Borough Council Local Plan 200. It will also support the Surrey Design, Residential Development in Settlement Areas SPG and Preferred Option 4 on Local Character, Design and Heritage from the emerging Core Strategy with specific reference to Lightwater Village. In addition, a number of other policies and guidance documents have been identified which may influence the SPD (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

National
DEFRA (2005) <i>Securing the Future – UK Government Sustainable Development Strategy</i>
ODPM (2004) <i>PPS1: Delivering Sustainable Development</i>
DCLG (2006) <i>PPS3: Housing</i>
ODPM (2004) <i>PPS7: Sustainable Development in Rural Areas</i>
ODPM (2005) <i>PPS9: Biodiversity and Geological Conservation</i>
ODPM (2004) <i>PPS23: Planning and Pollution Control</i>
DCLG (2006) <i>PPS25: Development and flood risk</i>
Department of Environment, Transport and the Regions (DETR) and Commission for Architecture and the Built Environment (CABE) (2000) <i>By Design: Urban Design in the Planning System – towards better practice.</i>
Countryside Agency (2006) <i>Guidance on village design statements</i>
Regional
South East England Regional Assembly (SEERA) (2005) <i>Draft South East Plan: Part 1</i>
Government Office for the South East (GOSE) (2001) <i>Regional Planning Guidance 9: The South East</i>
Local
Surrey County Council (2004) <i>Surrey Structure Plan</i>
Surrey Local Government Association (2002) <i>Surrey Design: A Strategic Guide for Quality Built Environments</i>
Surrey Heath Borough Council (2000) <i>Local Plan</i>
Surrey Heath Borough Council (2002) <i>Supplementary Planning Guidance: Residential Development in Settlement Areas – Development Control Guidelines</i>
Surrey Heath Borough Council (2005) <i>Core Strategy Preferred Options document</i>
Surrey Heath Borough Council (2006) <i>Corporate Plan 2006/15</i>
Surrey Heath Borough Council (2005) <i>Community Plan 2004/14</i>

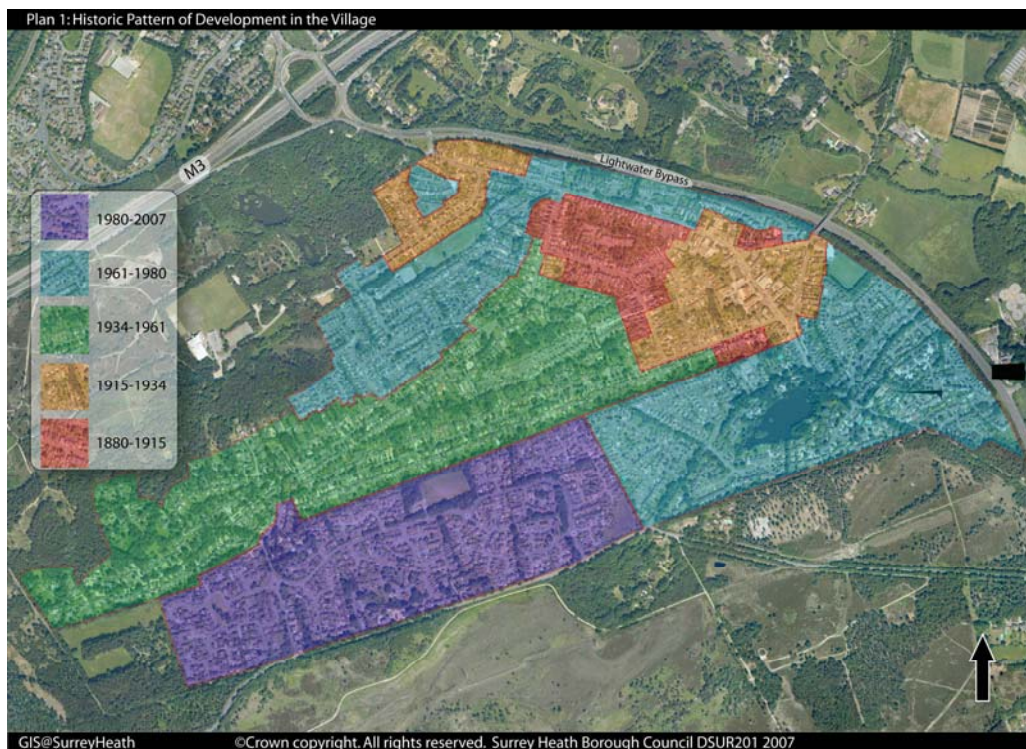
Description of the social, environmental and economic baseline characteristics and the predicted future baseline

- 4.3. In order to be able to predict and monitor the effects of the Lightwater Village Design Statement SPD it is necessary to have an understanding of the current position or baseline. This requires the collection of relevant data to underpin the SPD. The collection of baseline data will help to identify sustainability issues and problems of particular relevance within the context of the SPD.
- 4.4. A large amount of information was collected by the Lightwater Village Design Statement Steering Group. The group used visual analysis combined with local knowledge and a resident survey to set the scene for the Village Design Statement.
- 4.5. The section below describes the setting and character of Lightwater Village to provide a background to the development of the SPD.

Historical development of Lightwater Village

- 4.6. The built environment of Lightwater Village dates back to approximately 1813 (Plan 2) when eight dwellings can be identified to be within its present-day boundaries.
- 4.7. The rate of building increased around 1893-94 and by the start of the 1st World War houses had been built along the south side of Guildford Road between MacDonald and Grasmere Roads and along these roads themselves.

Plan 2: Historic pattern of development in the Village



- 4.8. All Saints Church was built in 1902 and the centre of the village then developed around Guildford, All Saints, Ambleside, MacDonald and Broadway Roads. By 1935 the Village had nearly doubled in size. Development then slowed until the 1950s when further development took place along Ambleside and MacDonald Roads and at the western end of Guildford Road and the infilling of Grasmere and Junction Roads began. At this time Lightwater had a thriving commercial centre along Guildford Road.

- 4.9. A number of housing estates were developed from the 1960s to mid-1980s in the area to the west of the Village centre around MacDonald and Ambleside Roads. Further development took place in the 1980s to the south and east of the village and includes: Moorlands, The Briars, Lightwater Meadow, Keswick Drive, Derwent Road, Herons Court, Rectory Farm and Springfield estates.

Lightwater Village today

Location

- 4.10. Today, the settlement of Lightwater (as defined in the Local Plan 2000) lies in the eastern half of the Borough of Surrey Heath and covers an area of approximately 164 hectares.

Population

- 4.11. In 2001 the population of Lightwater was 6,694 (Census 2001), which represents 8.3% of the Borough's total population. A high proportion of people (approximately 50%) of the population are aged between 30 and 59.
- 4.12. The main ethnic group in Lightwater is white (96.52%) with minority Asian, Black, Mixed and Chinese communities. The ethnic profile of Lightwater is representative of the Borough as a whole.
- 4.13. The Indices of Deprivation 2000 ranked Lightwater ward at 8,343 (where one is the most deprived and 8,414 the least deprived) (Appendix 3).
- 4.14. Surrey Heath as a whole has a low rate of crime. However, fear of crime is disproportionately high.

Health

- 4.15. The general health of Surrey Heath residents is good. Male and female life expectancy rates in the Borough are high, 77.6 and 81.5 years respectively.
- 4.16. The 2001 Census carried out a survey of the perceived health of people. It also investigated incidences of limiting long-term illness, health problems or disabilities that affect daily activities. This revealed that Lightwater is generally representative of the Borough as a whole in that 78.5% of the population are recorded as being in 'good health', 10.5% have a 'limiting long-term illness'.

Housing

- 4.17. There are 2,785 household spaces in Lightwater. Nearly 60% of all household spaces in the Village are in the form of detached houses, reflecting the Borough-wide characteristic of a large proportion of detached dwellings.
- 4.18. House prices in the Village are high meaning that it is difficult for many, especially first time buyers, single persons and those on low household incomes, to enter the housing market.

Facilities and Services

- 4.19. The commercial area centres around Guildford Road between Grasmere and Ambleside Roads. Today the shops include Budgens Supermarket, 2 chemists, an optician, a beautician, 2 hairdressers, 4 estate agents, a newsagent, post office, a butcher, a DIY store, 4 takeaways, a sandwich bar, jeweller and a variety of other businesses. There are no restaurants in the Village other than the Red Lion Public House. There is also a library and Police Station within the centre of the village.
- 4.20. There are a number of facilities for the young and old in the Village these include a Darby and Joan club, a Gardening Club, a Women's Institute, tennis rugby and football clubs

and 2 private members social clubs. All Saints Community Hall holds meetings for Brownies, Guides, a pre-school playgroup, a youth club, dancing classes and other activities. Further afield the Scouts meet next to Windlesham Parish Council Offices in The Avenue. The Briars Centre in the west of the Village is a community hall used by a number of groups.

- 4.21. The Village has two schools: Lightwater Village School in Catena Rise and Hammond School in Badger Drive.

Accessibility

- 4.22. The village has excellent links to the local and strategic road network being bounded by the Lightwater Bypass (A322) to the north-east, the M3 to the north-west and Red Road to the south (Appendix 2). However, its location immediately adjacent to these major roads results in the village experiencing significant flows of 'through traffic' caused by drivers attempting to avoid queues towards Junction 3 of the M3. Car ownership in the village is high with the majority of people (>75% of those in work) travelling to work by car (Census 2001) which puts further pressure on the local road network.
- 4.23. Public transport provision includes regular bus services to Camberley, Woking and Guildford. Rail connections to Aldershot, Guildford and London Waterloo and Reading via Ascot are available from Camberley and Bagshot stations, however, services are infrequent and slow. Furthermore, Woking Station provides a more frequent and faster service to London Waterloo and buses run frequently from Lightwater.
- 4.24. A specific issue within Lightwater is the difficulty those with mobility impairments experience in accessing the services and facilities within the Village Centre.
- 4.25. The only public car park is maintained by Windlesham Parish Council and is located behind All Saints Church on the edge of the Village Centre. The main car park within the village centre is owned by Budgens and located behind the store. This has only a very limited number of spaces which are reserved for shoppers and spaces in front of commercial premises are privately owned by the proprietors. As a result parking within the centre can be difficult and nearby residential roads and shop frontages are used as on-street parking by many visiting the village centre by car.

Biodiversity, Flora and Fauna

- 4.26. Lightwater Village is surrounded by extensive areas of countryside much of which has been recognised for its ecologically important heathland (Appendix 3). The countryside that surrounds the village provides the context for its distinct local character and setting.
- 4.27. The north-western section of Lightwater Country Park and the Ministry of Defence land to the south of the village form part of the Thames Basin Heaths Special Protection Area (SPA) which was designated on the 9 March 2005 under the European Union Bird's Directive. It is an internationally important designation which offers protection for 3 species of rare birds, namely the woodlark, nightjar, and Dartford warbler. These areas also forms part of the Thursley, Ash, Pirbright and Chobham Special Area of Conservation designated in March 2005 under the European Union Habitat's Directive. This recognises the international importance of the dry and wet heathland habitat (Appendix 3).
- 4.28. In addition, they are also designated as a Site of Special Scientific Interest (SSSI) recognising the national significance of the heathland, scrub and woodland habitat (Appendix 3).

- 4.29. The remaining parts of Lightwater Country Park and a small area to the south of the settlement are designated as Sites of Nature Conservation Interest (SNCI) which recognises them as sites of county or regional wildlife value (Appendix 3).
- 4.30. There is a need to ensure that development within the Borough does not adversely affect these areas. At present there is a particular issue relating to the impact of new housing development on the SPA. The legislation that protects the SPA requires that development cannot proceed unless it has been demonstrated that there is no harmful impact. Natural England is currently advising that new housing within 5 kilometres of the SPA may harm the rare bird populations. This harm can be caused by disturbance to the birds from a growth in the number of walkers, cats and dogs frequenting the heathland, and other recreational uses created by additional housing.
- 4.31. Natural England is also advising that the main method of mitigating harm is to attract users away from the SPA. This can be in the form new open space, or the improvement of existing open space to increase its capacity for informal recreation.
- 4.32. Natural England is now advising that all planning applications for an increase in housing development within 5km of the SPA, are likely to have a significant effect on the SPA, without the provision of alternative open space as mitigation. As such, and following the receipt of legal advice on this issue in November 2005, virtually all planning applications for an increase in net dwellings in the Borough are being refused unless a convincing case is presented to prove that the proposed housing will not cause harm to the SPA.
- 4.33. A key issue is whether enough alternative open space can be provided. The Council have undertaken a study of their own land in an attempt to identify potential mitigation. However, Natural England has expressed concern as to the viability of this study and as such measures to provide alternative open space are currently difficult to achieve. They have suggested that in light of new evidence alternative sites should be semi-natural areas rather than formal parks or playing fields which must provide at least a 2.5km walk which starts and finishes at an access point (ideally a car park).
- 4.34. The South East England Regional Assembly (SEERA) commissioned Land Use Consultants to assess the potential availability of land that could be used as alternative recreational spaces to mitigate against the effects of new residential developments. The Study has examined all potential sites within the 11 Local Authority Districts affected by the SPA. LUC has focussed on land within the Council's ownership and that of the MOD, Forestry Commission, Crown Estate, and other suitable alternatives.
- 4.35. The Council is continuing to explore options for resolving this issue but to date has been unable to develop an alternative solution. Until this issue is resolved it is likely that planning applications for housing will continue to be refused.
- 4.36. A large part of the Village falls within 400m of the SPA, in which Natural England are currently advising that no new housing development should take place. The rest of the Village is within the 400m to 2km zone where Natural England are requiring mitigation in the form of open space for any new housing development. This currently severely restricts the ability to deliver new housing within Lightwater.

Cultural Heritage

- 4.37. There are no conservation areas within Lightwater and only one statutory listed building – Pleasant Cottage, 142 Guildford Road, Lightwater (Grade II).

Landscape

- 4.38. There are a number of smaller open spaces within the village (Appendix 3), the largest of which is Lightwater Country Park (Photograph 1). The park contains a leisure centre

(Photograph 2), a heathland visitor centre and a children's play area. In addition, is the playing field behind All Saints Church, the playing fields behind Hammond Junior School and Lightwater Village School, and Briar Avenue playing field. Heron's Court Lake, which was once part of Lightwater Manor is accessible by residents bordering the lake. There are also five smaller greenspaces spread throughout the Moorlands, Briar and Lightwater Meadow Estates.

Photograph 1: Lightwater Country Park



Photograph 2: Lightwater Leisure Centre



- 4.39. The land to the north east of Lightwater is Green Belt. Green belt policies are restrictive in order to preserve the character of the countryside and open spaces between settlements. Development is also constrained within the countryside beyond the Green Belt which surrounds the rest of the settlement area (Appendix 3).

Flooding

- 4.40. Parts of Lightwater Village are within Flood zones 2 and 3 and are subject to fluvial flooding. Other parts of the Village are affected by surface water, groundwater and sewerage flooding. The Council is currently undertaking a Strategic Flood Risk Assessment which will inform flooding policies to be included in the Development Control DPD. Appendix 3 includes maps of the Flood Zones.
- 4.41. Lightwater Stream is the main river within the Village and there are also a number of other non-main rivers and waterbodies. These watercourses offer opportunities for enhancing their ecological diversity and at the same time reducing flood risk through de-culverting and the provision of buffer zones either side.

Built Environment

- 4.42. The diversity of building ages and styles gives the Village its distinctive character.
- 4.43. Within the village centre around Guildford, All Saints, Ambleside, MacDonald and Broadway Roads, buildings are typically two-storey Victorian/Edwardian semi-detached or detached style villas dating from 1890-1915 (Photographs 3 and 4). These properties are positioned on fairly small plots and are built mainly of red brick with period architectural detailing often picked out in white with grey slate roofs.
- 4.44. Although landscape features do not form a major element in this area, front boundary treatments such as garden walls and hedges play an important role in defining and softening the street scene. The lack of garages, off-road parking spaces and limited car parking in the centre of the village has resulted in increased parking within front gardens and on road-side verges and thus the loss of landscape features. There has been limited infill and replacement development within this area in recent times.

Photograph 3: Guildford Road



Photograph 4: Corner of All Saints Road



- 4.45. The commercial part of the Village Centre comprises predominantly modern developments mixed with some older properties. Although some of the newer buildings make some traditional references some of those dating from the 1960's represent more modern approaches to design (Photograph 5). There is concern that the larger massing and scale of more recent developments within the Village centre is incrementally eroding the "Village" character in this area. The lack of car parking within the Village Centre itself has lead to views being dominated by scattered cars. Very few landscape features remain in this part of the Village.

Photograph 5: Retail premises in the village centre



Photograph 8: Briar Avenue



- 4.46. The areas to the south and west of the Village centre around MacDonald and Ambleside Roads comprises predominantly large detached and semi-detached houses and bungalows dating from 1950-80s (Photographs 6, 7 and 8). These areas are relatively low density and are characterised by large two-storey dwellings set back from the road within spacious plots, occasionally interspersed with some short runs of terraces in the more modern estates such as Briars and Moorlands.
- 4.47. The large open plan front gardens provide the opportunity for landscape features such as trees, hedges and garden flowers. These form a strong element of the street scene in these areas and provide a visible connection with the surrounding countryside. The key street scene features comprise the substantial open plan front gardens, the abundance of landscaping and the visual interest offered by the individuality of building design.

Photograph 6: MacDonald Road



Photograph 7: Ambleside Road



- 4.48. Any recent developments in these areas have been in the form of limited infill the replacement of smaller, older properties with larger, modern ones.

Main social, environmental and economic issues and problems identified

- 4.49. Table 2 aims to set out the key sustainability issues and problems that will be addressed in the Lightwater Village Design Statement 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 Lightwater Village Design Statement SPD address this?
The design of new development should be more locally distinctive. The scale, intensity, detailed design and pattern of new development could pay more attention to retaining the village character of Lightwater.	Lightwater Village Design Statement Steering Group; Surrey Heath Borough Council.	The SPD will need to assess the various ways in which the design of new development should respect the Village character of Lightwater.
There is local concern that the character of Lightwater Village Centre could be harmed by an inappropriate mix of uses being encouraged in the village, for example by allowing too many flats or offices.	Lightwater Village Design Statement Steering Group; Surrey Heath Borough Council.	
The need for new and existing development to reflect the village's countryside setting.	Lightwater Village Design Statement Steering Group; Surrey Heath Borough Council.	The role of the SPD in encouraging landscaping in new and existing developments to reflect its countryside setting.

Sustainability Issues/Problems	Source	How will the Lightwater Village Design Statement SPD address this?
The need to protect and wherever possible enhance biodiversity.	Environment Agency.	The role of the SPD in protecting and enhancing biodiversity by encouraging appropriate landscaping in new and existing developments and encouraging the creation of wildlife corridors.
Surrey Heath as a whole has a low rate of crime. However, fear of crime is disproportionately high.	Surrey Heath Borough Council.	The role of the SPD in designing out crime.
Parts of Lightwater Village are within Flood zones 2 and 3. The Village is also affected by surface, groundwater and sewerage flooding.	Environment Agency.	To role of the SPD in encouraging design to reduce the risk of flooding.
Inadequate parking facilities, both public and private, are leading to the unsightly parking of vehicles, with resultant dangers to road safety.	Lightwater Village Design Statement Steering Group; Surrey Heath Borough Council.	To role of the SPD in reducing traffic congestion, improving road safety and dealing with parking problems.
Increased traffic generation is harmful to the character of the village and road safety.	Lightwater Village Design Statement Steering Group; Surrey Heath Borough Council.	
Access issues for those with mobility impairments.	Lightwater Village Design Statement Steering Group.	The role of the SPD in encouraging design to improve access for those with mobility impairments.

- 4.50. Although many of these issues will be dealt with more comprehensively in other Development Plan Documents and Council Strategies it is considered that these are particular sustainability issues relevant to Lightwater and therefore should inform the production of the Village Design Statement.

Limitations of the information, assumptions made etc.

- 4.51. Unavoidably, due to the nature of this document, much of the baseline data comprises descriptive information. Where possible data specific to Lightwater has been collected, otherwise Borough-wide information is used.
- 4.52. Where baseline data does not exist, or is insufficient, this will be identified or replaced and recorded in future SA reports. Where resources allow, the plans contained in Appendix 3 will be updated for the final version of the report to contain more locally specific information.

The SA Framework, including objectives, targets and indicators

- 4.53. The SA framework presented in Table 3 includes a set of sustainability objectives, together with decision-aiding questions and indicators. The SA framework provides a way in which the sustainability effects of the SPD options can be described, analysed and compared.

- 4.54. The 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.
- 4.55. 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).
- 4.56. The SA framework has been further developed to take into account new government guidance and to incorporate revised indicators.
- 4.57. For each sustainability objective there is a series of decision aiding questions and detailed indicators. The decision-aiding questions and indicators have been designed to assist in the appraisal as they clarify the details of the sustainability issues relevant to the sustainability objectives, as well as improving appraiser objectivity. The indicators will inform the choice of monitoring indicators designed to assess how the SPD will contribute towards the sustainability objectives and hence sustainable development.
- 4.58. The preparation of the draft SPD has led to a clearer understanding of its scope. Therefore, it is now considered that a full SA framework should be included for the appraisal to ensure that all potential effects are identified.
- 4.59. In addition, more detailed decision making criteria and indicators have been added for the sections that are particularly relevant to the Lightwater Village Design Statement SPD to ensure these detailed issues are fully addressed in the appraisal. Table 3 below sets out the SA framework.

Table 3: SA framework

Sustainability objective	Detailed decision making criteria	Detailed indicator
1. To meet identified housing need.	<ul style="list-style-type: none"> • Will it promote mixed use, mixed type and mixed tenure developments to meet need? • Will it enable people to live where they want to live? • Will it provide housing for Key Workers to meet need? • Will it help to improve affordability? • Will it enable independent lifestyles for the elderly and those with disabilities? 	<ul style="list-style-type: none"> • Total housing completions in Lightwater Village. • Affordable housing completions in Lightwater Village.
2. To improve the population's health.	<ul style="list-style-type: none"> • Will it improve road safety? • Will it improve access to health facilities? • Will it reduce death rates? • Will it encourage healthier lifestyles? 	<ul style="list-style-type: none"> • Life expectancy. • Death rates from accidents • Access to hospitals and GP surgeries. • Access to greenspace. • IMD health ranking • Travel mode to work • % of people whose health is 'not good'. • No. of people on incapacity benefits and severe disability allowance.

Sustainability objective	Detailed decision making criteria	Detailed indicator
3. To improve the education and skills of the local population.	<ul style="list-style-type: none"> • Will it help to improve the education and skills of the local population? 	<ul style="list-style-type: none"> • % of 16-74 yr olds attained Level 2; Level 3; Level 4 or no qualifications. • IMD education ranking. • Adults without basic numeracy / literacy skills.
4. To reduce crime and fear of crime.	<ul style="list-style-type: none"> • Will it reduce actual levels of crime? • Will it reduce fear of crime? 	<ul style="list-style-type: none"> • IMD crime and disorder ranking. • Vehicle, domestic, burglary, robbery, violent attack crimes per 1,000 population. • % of local residents worried about different types of crime.
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community.	<ul style="list-style-type: none"> • Will it improve accessibility to key local services? • Will it reduce isolation for those with limited mobility? • 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? 	<ul style="list-style-type: none"> • Accessibility of greenspace to residential areas. • Quantity of greenspace per 1,000 population. • Access to key local services such as schools, post office, food shop, doctors on foot, bicycle or by public transport.
6. To maintain and improve cultural, social and leisure provision.	<ul style="list-style-type: none"> • Will it improve cultural, social and leisure provision? 	<ul style="list-style-type: none"> • Number of sports centres, gyms, theatres, cinemas etc. • Quantity of greenspace per 1,000 population.
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity.	<ul style="list-style-type: none"> • Will it promote sustainable access to the countryside, open spaces and local biodiversity? 	<ul style="list-style-type: none"> • Accessibility of greenspace to residential areas. • Quantity of greenspace per 1,000 population. • Open space managed to green flag award standard.
8. To reduce the risk of flooding.	<ul style="list-style-type: none"> • Will it prevent inappropriate development in areas at risk from flooding? • Will it help reduce the risk of surface, groundwater and sewerage flooding? 	<ul style="list-style-type: none"> • Number of new developments in the flood plain against the advice of the Environment Agency. • Number of new developments with Sustainable Urban Drainage (SUDs) installed. • Number of new developments incorporating other measures to reduce flood risk. • Number of properties in Lightwater at risk from flooding. • Number of incidences of property flooding per year.
9. To make the best use of previously developed land (PDL) and existing buildings.	<ul style="list-style-type: none"> • Will it make efficient use of land by actively promoting development on PDL, re-use of buildings and higher densities? 	<ul style="list-style-type: none"> • New homes and commercial development completed on PDL land. • Density of new residential developments.

Sustainability objective	Detailed decision making criteria	Detailed indicator
10. To reduce contamination and safeguard soil quality and quantity.	<ul style="list-style-type: none"> • Will it reduce the area of land affected by contamination? • Will it prevent the loss of valuable agricultural land and soil? 	<ul style="list-style-type: none"> • Loss of agricultural land. • The area of land affected by contamination brought back into beneficial use. • Density of new residential developments.
11. Maintain and improve the quality of water resources.	<ul style="list-style-type: none"> • Will it improve the quality of water? 	<ul style="list-style-type: none"> • Biological / chemical quality of rivers, canals and groundwater.
12. To ensure air quality continues to improve in line with national and/or WHO targets.	<ul style="list-style-type: none"> • Will it improve air quality? 	<ul style="list-style-type: none"> • Number of days when air pollution is moderate or high. • Levels of main pollutants. • Number of Air Quality Management Areas and no. of dwellings affected.
13. To reduce greenhouse gas emissions.	<ul style="list-style-type: none"> • Will it reduce emissions of greenhouse gases from: <ul style="list-style-type: none"> - Households? - Commercial and industrial activities? - Transport? - Agriculture, landfill and mining? 	<ul style="list-style-type: none"> • Emissions of greenhouse gases by sector.
14. To conserve and enhance the Borough's biodiversity.	<ul style="list-style-type: none"> • Will it protect and enhance valuable wildlife habitats and species? • Will it protect and enhance protected and important species? • Will it protect and enhance existing designated nature conservation sites? • Will it make use of opportunities to create and enhance habitats? 	<ul style="list-style-type: none"> • Population of wild birds • Status and condition of SSSIs • Areas designated for their intrinsic environmental value and their extent. • No. of Biodiversity Action Plans. • Extent and condition of ancient woodland. • Total length of buffer zone achieved through development. • Total length of river corridor renaturalised and de-culverted.
15. To avoid damage and fragmentation of major features of importance for fauna and flora.	<ul style="list-style-type: none"> • Will it protect and enhance sites designated for their nature conservation interest? 	
16. To maintain and enhance the quality of countryside, green belt and open space areas.	<ul style="list-style-type: none"> • Will it maintain and enhance the quality of the countryside? 	<ul style="list-style-type: none"> • % change in area of countryside, green belt and open space.
17. To ensure the protection of Special Protection Areas.	<ul style="list-style-type: none"> • Will it conserve and enhance the SPA? 	<ul style="list-style-type: none"> • Population of wild birds • Status and condition of SSSIs • Areas designated for their intrinsic environmental value.
18. To reduce noise pollution.	<ul style="list-style-type: none"> • Will it reduce noise pollution? 	<ul style="list-style-type: none"> • Levels of ambient noise.

Sustainability objective	Detailed decision making criteria	Detailed indicator
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion.	<ul style="list-style-type: none"> • Will it reduce the volume of traffic and ease congestion on the road network? • Will it improve access to alternative modes? • Will it encourage integrated public transport? 	<ul style="list-style-type: none"> • Travel to work by mode. • Traffic counts. • Pedestrian, cycle and public transport access to key services. • Number of transport related accidents. • Location of bus stops and stations. • 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.	<ul style="list-style-type: none"> • Will it protect and enhance sites, features and areas of historical, archaeological and cultural value and their settings? 	<ul style="list-style-type: none"> • Statutory listed buildings / monuments at risk. • Number of listed buildings / monuments demolished. • Number of archaeological investigations. • Planning permission granted in accordance with the design principles within this SPD.
21. To increase energy efficiency and the use of renewable energy.	<ul style="list-style-type: none"> • Will it lead to an increased proportion of energy needs being met from renewable sources? • Will it increase energy efficiency? 	<ul style="list-style-type: none"> • Dwelling Standard Assessment Procedure (SAP) ratings. • Number of dwellings achieving EcoHomes 'very good' or 'excellent'. • Number of dwellings meeting a level of the Code for Sustainable Homes. • Commercial developments meeting BREEAM 'very good' or 'excellent'.
22. To reduce the generation of waste and maximise re-use and recycling.	<ul style="list-style-type: none"> • Will it reduce the amount of waste disposed in landfill? • Will it minimise waste generation/ • Will it promote re-use, recovery and recycling? 	<ul style="list-style-type: none"> • Total household waste (kg per person). • Household waste recycled (%) • Waste disposed of on landfill (kg per person).
23. To promote the use of materials and products produced by sustainable methods.	<ul style="list-style-type: none"> • TBC 	<ul style="list-style-type: none"> • TBC
24. To encourage reduced water consumption.	<ul style="list-style-type: none"> • Will it increase water efficiency? 	<ul style="list-style-type: none"> • Use of SUDs and other water conservation measures. • Domestic water consumption (litres/day /households) • Number of properties with water metres.
25. To maintain stable levels of employment in the Borough.	<ul style="list-style-type: none"> • Will it help to maintain a balanced and stable labour market? 	<ul style="list-style-type: none"> • Proportion of working age in employment. • Unemployment levels.
26. To support existing economic and agricultural activity in rural areas.	<ul style="list-style-type: none"> • Will it support rural businesses? 	<ul style="list-style-type: none"> • VAT registrations / de-registrations in rural areas. • Planning consents for businesses in rural areas.

Sustainability objective	Detailed decision making criteria	Detailed indicator
27. To sustain and enhance the viability and vitality of town centres.	<ul style="list-style-type: none"> • Will it enhance the vitality of town, district and local centres? • Will it provide for the purchase of goods and services locally? 	<ul style="list-style-type: none"> • Vacant premises by type. • Shopping survey information on the range of facilities and services offered in rural villages.
28. To support existing business structure and businesses.	<ul style="list-style-type: none"> • Will it provide for existing businesses e.g. range of premises, services, infrastructure, workforce? 	<ul style="list-style-type: none"> • VAT registrations / deregistrations • New employment floorspace

Internal compatibility of SA objectives

- 4.60. 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 4.
- 4.61. 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.
- 4.62. These results have been taken into account in the sustainability assessments.

5. SPD Issues and Options

Main strategic options considered and how they were identified

- 5.1. The decision to produce a Village Design Statement for Lightwater was based on a desire to ensure that new development was locally sensitive in design. Although there are policies in the saved Local Plan 2000 which provide broad design guidance, local residents have been concerned about the impact of recent developments on the character and distinctiveness of the Village. A Village Design Statement will ensure that new developments take account of local features and values to ensure that they are compatible with the character of the Village and surrounding landscape.
- 5.2. The key objective of the SPD is:
 - To protect and enhance the local distinctiveness of Lightwater, in respect of its, built environment and landscape, through guiding new development and other changes to the environment.
- 5.3. The sustainability appraisal is required to consider other alternatives that could help to implement the parent policies associated with the SPD. However, the nature and limited scope of the SPD meant that formulating discreet options within the SPD was not possible. Therefore, the only practicable options in this case were considered to be:

Option 1: An SPD is prepared

Option 2: An SPD is not prepared

Essentially these options explore the difference between producing an SPD and continuing with policies H17, H18, and G4 of the Surrey Heath Local Plan 2000, Surrey Design and Residential Development in Settlement Areas – Development Control Guidelines SPGs. For this reason the policies in the Local Plan and existing SPGs have been appraised together and represent the ‘do nothing’ option (Option 2 - An SPD is not prepared). In addition, 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

- 5.4. The Lightwater Village Design Statement SPD objective was tested for compatibility with the SA objectives (Table 3, page 19) to ensure that it is in accordance with sustainability principles. The SPD objective was found to be generally compatible with the SA objectives. Although a possible incompatibility was identified between the SPD objective and SA objectives 1 and 9, this reflects the unavoidable trade-off between making the most efficient use of land and protecting character. This trade-off is also evident within the compatibility assessment of the SA objectives (Appendix 4), where potential incompatibilities are noted between SA objective 20 relating to protecting character and SA objectives 1 and 9. No recommendations were made for amendments as a result of the assessment. Full details of this assessment are included in Appendix 5.
- 5.5. The options for the Lightwater Village Design Statement SPD have been assessed individually against the SA framework set out in Table 3 (page 19) and in line with the methodology set out in Section 2. Full details of the appraisal are included in Appendix 6 and are summarised below.
- 5.6. The two options appraised have similar economic, social and environmental effects. In general both options have positive effects on the environmental SA objectives although ‘Option 1: An SPD is prepared’ enhances some of these effects at the local level.

- 5.7. The appraisal did identify a potential minor negative effect of both options on SA Objectives 1 and 9 due to the trade-off between maximising individual opportunities to make the most efficient use of land for development and protecting Village character. This potential negative effect is considered to be greater for 'Option 1: An SPD is prepared' as Principles B5(a) and B8(a) place height restrictions on new development within the Village.
- 5.8. Although it is acknowledged that there needs to be a balance between maximising opportunities to make the most efficient use of land for development and protecting Village character it is considered that the SPD could adopt a more flexible approach to ensure that individual opportunities are maximised. This is particularly important within the Village centre as this is one of the only areas of the Village that is not within 400m of the SPA and therefore able to deliver housing in the future subject to adequate mitigation.
- 5.9. There are a number of incidences where the SA objectives are not being met by Options 1 and 2.

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

- 5.10. The policies in the saved Local Plan 2000 and existing adopted SPGs provide broad borough-wide design guidance. In some cases existing policies and guidance meet sustainability objectives that are not met by the proposed SPD. However, the SPD will provide more detailed guidance on issues that are specific to Lightwater to ensure that new development is locally sensitive and takes account of local features and values. Therefore, where additional local specific guidance on certain issues is provided in the SPD the sustainability effects will be enhanced.

Any proposed mitigation measures

- 5.11. The SA process has identified a number of incidences where the SA objectives are not being specifically met by the SPD or some conflict exists. This is to be expected as a Village Design Statement is intended to provide design guidance in relation to the built environment. However, there may be opportunities for the inclusion or enhancement of key Principles to ensure that SA objectives are met wherever possible. A number of amendments could also be made to reduce the conflict between the SPD and SA objectives 1 and 9. The following recommendations are made:
- Principles B5(a) and B8(a) could be amended to allow a more flexible approach to protecting character whilst maximising opportunities to make the most efficient use of land, particularly within the Village Centre.
 - Recognition of the need to provide well-designed housing of appropriate mix and tenure to meet the needs of the local community with a greater emphasis on smaller and more affordable units.
 - Protecting and *enhancing* wildlife habitats and identifying all key designated areas.
 - The value of open spaces and gardens in encouraging a variety of wildlife.
 - Promoting the creation of wildlife corridors and their protection and enhancement.
 - Use of locally native species.
 - Use of Tree Preservation Orders and planning conditions to maintain landscaping.
 - Development to incorporate appropriate anti-crime design features.
 - Development to incorporate design features which reduce the risk of flooding.
 - The use of energy saving features that can be sensitively incorporated.
 - *Enhancement* of green and open spaces.

6. Implementation

- 6.1. Monitoring arrangements will be confirmed in the consultation statement. The aim will be to ensure information is provided which can be used to highlight significant effects and specific performance issues, leading to more informed decision-making. Monitoring will also consider whether new or better information is available for future SPDs which can fill data gaps.
- 6.2. Monitoring will involve quantifying, as often as necessary, both beneficial and adverse significant sustainability effects of implementing the SPD 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. The following indicators will be considered to form part of the monitoring framework for this SPD:
 - Number and proportion of applications refused on design grounds.
 - Total housing completions in Lightwater by size and type.
 - Affordable housing completions in Lightwater.
 - Densities of new residential development in Lightwater.
 - Number of new developments permitted in the floodplain (and against the advice of the Environment Agency).
 - Number of new developments incorporating SUDs.
 - Total length of river corridor renaturalised or de-culverted.
 - The number of developments incorporating a natural buffer zone along a watercourse.

Appendix 1
SA Scoping Report – Responses to consultation and officer comments

Lightwater Village Design Statement SPD Sustainability Appraisal Scoping Report

Responses to consultation and Officer comments

General comments				
Name	Company	Comments	Officer response	Action
Mr David Pointet		I refer to your report last spring. As you are aware since then there has been some repeated serious flooding in parts of Surrey Heath. Could you kindly let me know if the report considerations have been amended to include respect for sustainable implications with regards to planning approval for housing development which clearly in the case of our recent flood was insufficient.	Include reference to flooding.	Include reference to flooding in Section 4 and within the SA framework set out in Table 3.
Mr J Cheston	GOSE	Thank you for Sarah Veasey's letter of 7 December to provide us with an opportunity to comment on the above document. In paragraph 1.2 of the report, reference is made to the Government's publication 'A Better Quality of Life: a Strategy for Sustainable Development' (1999). This document has in fact been superseded by the sustainable development strategy entitled 'Securing the Future' which was published in March 2005. We have no further comments to offer.	Agree. The document should no longer refer to 'A Better Quality of Life: A Strategy for Sustainable Development' (1999). This should be replaced by 'Securing the Future: UK Government Sustainable Development Strategy (March 2005).	Remove references to 'A Better Quality of Life: A Strategy for Sustainable Development' (1999) in Table 1 and Appendix 2 and replace with 'Securing the Future: UK Government Sustainable Development Strategy (March 2005).
Mr J Norman		Thank you for your letter and enclosures of 7th December 2006, and for all the hard work that has gone into producing the document.	Support noted.	No change.
Mr R Evans	Environment Department Surrey County Council	<p>We note that the Scoping Report indicates, at Stage A1, the requirement to deal with the principles of sustainable development, as required by the Government's "A Strategy for Sustainable Development". We SUPPORT this objective.</p> <p>We would also advise that, in consideration of the approach to the SA, the Borough should be satisfied that the draft SPD will be fully proofed in respect of the general contribution towards sustainable development and energy conservation policy measures contained in the adopted Surrey Heath Local Plan 2000.</p>	<p>Support noted.</p> <p>Further sustainability objectives have been added to ensure that the SPD is appraised against a full range of sustainability criteria. Detailed policies on sustainable development and energy conservation will be included</p>	<p>No change.</p> <p>Include full set of SA objectives in SA framework in Table 3.</p>

General comments				
Name	Company	Comments	Officer response	Action
		<p>We would also advise that the Borough should also ensure that the SPD accords fully with Government Policy as expressed in PPS1 (Delivering Sustainable Development), PPS3 (Housing), and is also fully proofed against the Conservation (Natural Habitats) Regulations 1994 (the Habitat Regulations), and flooding issues indicated by recent Government policy under PPS25 (Development and Flood Risk) through appropriate assessment. We would not anticipate that these matters would create significant issues for the Lightwater Village Design Statement.</p>	<p>within the Development Control Policies DPD.</p> <p>PPS3 and PPS25 will be added to the list of relevant plans, policies, programmes and sustainability objectives in Table 1 and appropriate SA objectives included to ensure that the SPD can be assessed against the requirements of these documents. Further detailed policies on housing development, flooding issues and sustainable development will be included within the Development Control Policies DPD.</p> <p>A screening opinion which considered the potential effects of the SPD on the Thames Basin Heaths SPA and Thursley, Ash, Pirbright and Chobham SAC was produced. This concluded that the SPD was not likely to have a significant effect on the sites and accordingly, no 'appropriate assessment' was required to be made. 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'.</p>	<p>Include reference to PPS3 and PPS25 in Table 1 and Appendix 2 and a full set of SA objectives in SA framework in Table 3.</p> <p>Include explicit reference to the Appropriate Assessment process within Section 2.</p>

Question 1				
Name	Company	Comments	Officer Response	Action
Ms Sonya Jones		Lightwater needs to stop its overdevelopment and consider the consequences of its actions.	The SPD is being developed to help insure that future development respects the unique character of the village.	No change.
Mr Neil Landricombe	Environment Agency	The importance of identifying PPPs is to ensure that the objectives in the Scoping Report generally adhere to, and are not in conflict with, objectives found in other PPPs and also assists in the setting of sustainability objectives in the SA. It is therefore pertinent that all relevant policies and programmes are taken into account during the scoping stage. Consequently, we suggest that the following PPPs be considered within table 1: National PPPs • Planning Policy Statement 9: Biodiversity and Geological Conservation. • Planning Policy Statement 22: Renewable Energy. • Planning Policy Statement 23: Planning and Pollution Control. • Planning Policy Statement 25: Development and Flood Risk. Local/County Wide PPPs • Surrey Biodiversity Action Plan. • Surrey Heath Strategic Flood Risk Assessment: As mentioned above, Planning Policy Statement 25, requires that a Strategic Flood Risk Assessment is carried out to inform the preparation of Local Development Framework documents, having regard to catchment wide flooding issues (which includes all sources of flooding) affecting Lightwater Village. Without such an assessment, any sustainability appraisal would be considered incomplete.	Reference to PPS9 and PPS25 will be made in Table 1 and Appendix 2. The Council have not yet formerly agreed the Strategic Flood Risk Assessment and therefore its findings cannot be referred to within this document. It is not considered appropriate to include reference to PPS22 and PPS23.	Reference to PPS9 and PPS25 will be made in Table 1 and Appendix 2. Include note in Section 2 indicating that the Council are currently undertaking a Strategic Flood Risk Assessment. No change.
Mr TRS Price	Windlesham Parish Council	Environmental policies as defined by Natural England in connection with protection of SPA and SAC.	Reference to PPS9 will be made within Table 1 and Appendix 2.	Reference to PPS9 will be made within Table 1 and Appendix 2.
Mr J Norman		There are no other policies etc etc, so far as I am aware that will affect or influence the SPD.	Noted.	No change.
Mr P Barrow		I am not aware of any other policies, plans etc	Noted.	No change.
Cllr Patricia Pinder		Not that I know of.	Noted.	No change.

Question 2				
Name	Company	Comments	Officer response	Action
Ms Sonya Jones		Lightwater wants to remain a village and building too many over sized flats will affect its future.	The SPD is being developed to help insure that future development respects the unique character of the village.	No change.
Mr Neil Landricombe	Environment Agency	<p>Countryside, biodiversity and open space It is important to emphasise that biodiversity and nature conservation extends further than designated sites and to give the necessary protection to natural sites within the village such as the Lightwater Stream which is a main river. There are also a number of non-main rivers running through the village and waterbodies within Lightwater Village.</p> <p>The Environment Agency require that all development adjacent to a main river incorporates a minimum 8 metre vegetated buffer zone which is free from access roads, fencing and hard standing. For all developments adjacent to a non-main watercourse we seek to incorporate a minimum 5 metre buffer zone. Where the opportunity arises to remove hard revetments and reinstate a natural/ semi bank and/or bed this should be undertaken within the development both to enhance the environment and to improve the channel capacity. There also appears to be a number of culverted watercourses within Lightwater Village. The Environment Agency seeks wherever possible to de-culvert watercourses to reinstate a natural river form (including natural substrate banks and beds). This can support a range of natural vegetation. This benefits the ecological diversity of the river and, along with vegetated buffer strips, the wider ecology of the river corridor. This is particularly important in urban areas where rivers provide one of the few linking habitats available to wildlife. Additionally, water quality is improved through natural biological processes once light is allowed to enter the channel. The Countryside and Rights of Way Act 2000 states that any Government department has a general duty to have regard to the conservation of biodiversity, which is defined as including restoration and enhancement. This section should include habitats identified for conservation action</p>	<p>Agree. Baseline data regarding the countryside, biodiversity and open space will be included within Section 4. Reference to Lightwater Stream and other non-main watercourses will be made within Section 4.</p> <p>This information is considered to be too detailed for inclusion within the SPD. Detailed policies relating to the treatment of watercourses will be included within the DC Policies DPD.</p> <p>Reference will be made to the biological value of watercourses and opportunities for enhancement.</p>	<p>Amend. Include baseline data regarding the countryside, biodiversity, open spaces in Section 4. Also include reference to Lightwater Stream and other non-main watercourses in Section 4.</p> <p>No change.</p> <p>Amend. Include reference to the biological value of watercourses and opportunities for enhancement in Section 4.</p>

Question 2				
Name	Company	Comments	Officer response	Action
		by Surrey's Biodiversity Action Plan. Flood Risk, Water Quality and Water Consumption No mention has been made to flood risk from fluvial, groundwater sources or surface water. Lightwater Stream presents a significant risk of fluvial flooding to an area of Lightwater Village and the issue has not been considered within the Sustainability Appraisal. The SFRA should show the areas liable to flood and these areas should be identified within this section. The definitions of flood zones should be included and this section should state how many properties are in flood zones 2 and/or 3. 'Flood risk should be considered alongside other spatial planning issues such as transport, housing, economic growth, natural resources, regeneration, biodiversity, the historic environment and the management of other hazards' (Planning Policy Statement 25: Development and Flood Risk, 2006). No information on water quality or water consumption have been given and the Environment Agency believe that these issues should also be addressed within this section. Contaminated land There is no mention of sites that have been contaminated by previous uses. The remediation of land affected by contamination provides benefits to both surface water and groundwater quality.	Reference will be made to flood risk, the number of properties within flood zones 2 and/or 3 as this is a particular issue for the Village. It is not considered appropriate to include reference to water quality, water consumption or contaminated land as these do not represent significant sustainability problems for Lightwater Village and are addressed through the SA of the Core Strategy at a Borough-wide level.	Amend. Include reference to flood risk, the number of properties within flood zones 2 and/or 3 within Section 4 (to be obtained and included within Final SAR). No change.
Mr TRS Price	Windlesham Parish Council	3.7 - Indicate that the main car park is privately owned. 3.8 - Rail service also available at Bagshot Station. 3.15 - Very few landscape features remain in village centre. 3.16 - Extensive redevelopment in last half century has removed virtually all edwardian features.	Agree. Reference will be made to the main car park being privately owned, rail services from Bagshot, few landscape features in the village centre and past redevelopment.	Amend. Include reference to the main car park being privately owned, rail services from Bagshot, few landscape features in the village centre and past redevelopment in Section 4.
Mr J Norman		3.5 - In looking at the map I wondered why the settlement area does not include the following areas: 1) The triangle area of land between Guildford Road and the Lightwater Bypass at the eastern end. 2) Lightwater Cemetery 3) The western end of High View and Curly Hill Roads. 4) Dunross Farm 5) An area of land (unshaded) to the west of Cranwell Grove. 3.8 Regarding public transport provision - why mention Camberley Station, surely this should be Bagshot Station, as exactly the same rail services serve Bagshot Station as Camberley Station. In fact public	Agree. The boundary for the Village Design Statement will incorporate the entire ward of Lightwater and in addition the built up part of the triangle of land between Guildford Road and the Lightwater Bypass which is within West End Ward.	Amend. Include revised map showing boundary of Village Design Statement to incorporate the entire ward of Lightwater and in addition the built up part of the triangle of land between Guildford Road and the Lightwater Bypass which is within West End Ward in Section 3.

Question 2				
Name	Company	Comments	Officer response	Action
		transport commuters to London Waterloo from Lightwater are more likely to use Woking - which provides a more frequent and quicker service to London Waterloo, as well as a more frequent bus service to Woking (4 an hour).	Agree. Mention of Bagshot and Woking stations will be made.	Amend. Include reference to Bagshot and Woking stations in Section 4.
Mr P Barrow		Mention of the Bagshot Rail Station ought to be included as there are services to Camberley, Reading via Ascot and London via Ascot. However, there is no direct bus services to the near vicinity of the station. 3.17 - currently makes no mention of the replacement of original buildings with modern 4 or 5 bedroom houses. This has been prevalent over the last 20 years especially in Ambleside, which has made the linear density greater. There is no mention of the area to the NW of MacDonald Road and bounded by the Country Park and The Avenue. This area has been developed since the early 60's to the present date.	<p>Agree. Mention of Bagshot station.</p> <p>However, it is considered that bus services are provided within a short walk of the station and this does not present a particular sustainability issue.</p> <p>Reference has been made to recent developments within the MacDonald / Ambleside Road area have been in the form of limited infill or replacement of smaller, older properties with larger, more modern ones. Include plan to show the historic development of the village.</p>	<p>Amend. Include reference to Bagshot Station in Section 4.</p> <p>No change.</p> <p>No change.</p> <p>Amend. Include plan showing the historic development of the village within Section 4.</p>
Cllr Patricia Pinder		3.7 - There is no public car park in the centre of the Village. The car park behind Budgens is owned by the shop as are all the other car parking areas on the main road. (i.e. by the shops behind them). The only public car park maintained by Windlesham Parish Council is behind All Saints Church and is by L.W. Playing Fields. 3.8 - and rail connection also at Bagshot. 3.13 - Dates back before 1813 when there were very few houses. The oldest house in the Village dates to 17 century. 3.15/3.16 - There is no longer many landscape features in the centre due to redevelopment (not limited) which has replaced Edwardian/Victorian buildings in the centre with more modern buildings. Is it possible to point out that these buildings were also out of keeping.	<p>Agree. Mention will be made that the car park at the centre of the Village is owned by Budgens as are all the other parking areas on the main road; that the only public car park is behind All Saints Church and is maintained by Windlesham Parish Council; the rail connection at Bagshot.</p> <p>Amend wording to read 'approximately 1813'.</p>	<p>Amend. Include reference to the fact that the car park at the centre of the Village is owned by Budgens as are all the other parking areas on the main road; that the only public car park is behind All Saints Church and is maintained by Windlesham Parish Council; the rail connection at Bagshot.</p> <p>Amend wording to read 'approximately 1813'.</p>

Question 2				
Name	Company	Comments	Officer response	Action
			The report already makes reference to the lack of landscape features within the Village Centre and recent redevelopment.	No change.

Question 3				
Name	Company	Comments	Officer response	Action
Ms Sonya Jones		I agree.	Support noted.	No change.
Mr Ian Davie	Environment Agency	<p>The Environment Agency believes flood risk should be included as an issue within the table.</p> <p>New development should be designed to manage the increasing risk of surface water runoff with the use of sustainable urban drainage (SUDS), controlling run off at the source, providing on site attenuation and reduce flood risk elsewhere. SUDS might include filter strips, swales, permeable paving, green roofs, infiltration devices or soakaways and grey water recycling for example. Effective use of SUDS on site can reduce flood risk, improve water quality and provide landscape and habitat benefit.</p> <p>All development should improve biodiversity by protecting, conserving and enhancing the biodiversity value of habitats and in turn the species they support. PPS9 states in its key principles that "Plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests." PPS9 also states in its key principles that: "Plan policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development".</p>	<p>Agree. Flood risk will be included as an issue.</p> <p>It is not considered appropriate to include information on the detailed design of new development such as the incorporation of SUDs. This will be considered through the SA of the DC Policies DPD.</p> <p>Agree. Protecting and enhancing biodiversity will be included as an issue.</p>	<p>Amend. Include flood risk as an issue within Table 2.</p> <p>No change.</p> <p>Amend. Include protecting and enhancing biodiversity as an issue within Table 2.</p>

Question 3				
Name	Company	Comments	Officer response	Action
Mr TRS Price	Windlesham Parish Council	Table 2 first box - Add to "...character of Lightwater" which comprises predominantly two-storey buildings of individual character set within gardens containing trees, shrubs and hedges that provide significantly aesthetic enhancement.	Section 4 of the report provides a description of the character of different areas of Lightwater Village.	No change.
		Second box - "...of Lightwater" insert village centre "could..."	Agree.	Amend. Insert 'could'.
Mr J Norman		I agree that these are the key issues.	Support noted.	No change.
Mr P Barrow		In the main yes, but mention of disability access must be made, do you not agree?	Agree. Include reference to disability access in Section 4.	Amend. Include reference to disability access within Section 4.
Cllr Patricia Pinder		Yes 1) ...of Lightwater which consists predominantly of two-storey buildings of individual character with spaces between and bounded by shrubbery, trees and hedges.	Section 4 of the report provides a description of the character of different areas of Lightwater Village.	No change.
		2) Perhaps insert "Village Centre" after "Lightwater" because that is where there is most concern that extra inappropriate development will further harm the character.	Agree.	Amend. Insert 'Village Centre' after 'Lightwater'.

Question 4				
Name	Company	Comments	Officer response	Action
Ms Sonya Jones		I agree.	Support noted.	No change.
Mr Ian Davie	Environment Agency	Table 3: Sustainability issues and problems The Environment Agency recommends the following amendments to Table 3 (suggested changes and additions are in italics).	The preparation of the draft SPD has led to a clearer understanding of its scope. Therefore, it is now considered appropriate to include a full SA framework within Table 3 to ensure that all potential sustainability effects of the SPD are identified.	Amend. Include full SA framework within Table 3.
		Sustainability objective: 7: To encourage the enjoyment of the Countryside, open spaces and local biodiversity. Detailed indicator: <ul style="list-style-type: none"> <i>Area of habitat protected, conserved and enhanced.</i> 	A similar indicator on designated sites is included with SA objectives 14, 15 and 16, this will be amended to include extent. It	Amend. Amend indicator on designated sites under SA objectives 14, 15 and 16 to include extent. Include other

Question 4				
Name	Company	Comments	Officer response	Action
		<ul style="list-style-type: none"> Total length of buffer zone achieved through development. Total length of river corridor renaturalised and de-culverted. 	is considered more appropriate to include the further two indicators suggested under SA objective 14.	suggested indicators under SA objective 14.
		Sustainability objective: To encourage reduced water consumption. Detailed indicator: Water consumption per capita. Number of water efficient developments. Number of water saving devices installed in new homes.	SA objective 24 relates to encouraging reduced water consumption and already includes indicators relating to water consumption, the use of SUDs and other water conservation measures.	No change.
		Sustainability objective: Maintain or improve the quality of controlled waters. Detailed indicator: Compliance with river and groundwater quality objectives.	SA objective 11 relates to maintaining and improving the quality of water resources and includes indicators relating to biological / chemical quality of rivers and canals.	No change.
		Sustainability objective: Minimise flood risk. Detailed indicator: Number of properties within the floodplain and number of new developments incorporating SUDs.	SA objective 8 relates to reducing flood risk and includes indicators such as the number of new developments incorporating SUDs and within the floodplain.	No change.
		Sustainability objective: To encourage the remediation of contaminated land. Detailed indicator: No. of known sites affected by contamination remediated and put back to use. Annual reduction in known sites affected by contamination.	SA objective 10 relates to reducing land contamination and includes indicators	No change.
		Further Comments Sustainable Urban Drainage (SUDs) includes making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways and the provision of green	It is not considered appropriate to include detailed information relating to SUDs and green roofs. These detailed issues will be considered through the SA of the DC Policies DPD.	No change.

Question 4

Name	Company	Comments	Officer response	Action
		<p>roofs and/or vegetated walls on buildings. This not only recreates important habitat but can be combined with sustainable drainage and energy conservation. Rainwater collection systems and grey water recycling can be included in new building design to reduce surface water discharge from the site and reduce water consumption. The Environment Agency recommends that green roofing be suggested as a way to partially address water quality, air quality, energy consumption, green space provision and biodiversity loss. Green roofing may be an option for the enhancement of biodiversity and the provision of open space. Green roofs have a number of benefits for new developments. As well as making buildings more thermally efficient, they can also prolong the life of a roof, manage the extremes of temperature and humidity, moderate surface water run-off, provide greenspace for people and wildlife and help to reduce air pollution and noise. Environmental benefits of green roofs include:</p> <ul style="list-style-type: none"> • Attenuation of storm water run-off • Run-off attenuation reduces sewer overflows • Option of cleaning and recycling grey water for use on site • Reduction in the 'urban heat island' effect • Helping to absorb greenhouse gasses (particularly CO2) and giving off oxygen • Reducing diurnal/seasonal temperature changes in roof • May reduce water/sewer charges • Thermal insulation of the building – cooling effect in summer and potential contribution towards reduction in heat loss in winter • Improved air quality • Improvements to biodiversity • Reduced energy consumption for air conditioning • Better visual qualities, potential for the creation of useable green space • Potential for re-use of recycled aggregates • Reduce noise levels • Create additional recreational space 		
Mr TRS Price	Windlesham Parish Council	Agree	Support noted.	No change.
Mr J Norman		I agree that the sustainability objectives etc provide an appropriate framework for the SA of the SPD.	Support noted.	No change.
Mr P Barrow		Yes, I agree.	Support noted.	No change.

Question 4				
Name	Company	Comments	Officer response	Action
Cllr Patricia Pinder		Yes 7) People and developers will be better informed about Lightwaters Open Spaces. Yes 20) Historical building - Victorian/Edwardian will be more appreciated. Would have stopped the office block being built in the middle of a row of Victorian houses.	Noted.	No change.

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

Overall Aim or Purpose of Document	Objectives/Aims/Targets/Indicators	Implications for Lightwater Village Design Statement SPD and SA
National		
DEFRA (2005) <i>Securing the Future – UK Government Sustainable Development Strategy</i>		
http://www.sustainable-development.gov.uk/publications/uk-strategy/index.htm		
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"> • Living within environmental limits • Ensuring a strong, healthy and just society • Achieving a sustainable economy • Promoting good governance • Using sound science responsibly 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.
ODPM (2005) <i>Planning Policy Statement (PPS) 1: Delivering Sustainable Development</i>		
http://www.odpm.gov.uk/index.asp?id=1143805		
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.	The PPS sets ten key objectives and six key principles for achieving sustainable development in the planning system.	The SPD should aim to deliver sustainable development and reflect the general principles of PPS1. The SA framework should include objectives which reflect the aims and principles of PPS1.

Overall Aim or Purpose of Document	Objectives/Aims/Targets/Indicators	Implications for Lightwater Village Design Statement SPD and SA
DCLG (2006) PPS3: Housing		
http://www.communities.gov.uk/index.asp?id=1504592		
<p>PPS3 replaces PPG3 and sets a new national planning framework for housing. It takes into account the 'Planning for Housing Provision' and 'Planning for Mixed Communities' consultation papers.</p>	<p>Strategic housing policy objectives:</p> <ul style="list-style-type: none"> • To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community. • To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need. • To improve affordability across the housing market, including by increasing the supply of housing. • To create sustainable, inclusive, mixed communities in all areas both urban and rural. <p>The PPS also sets a number of criteria by which local policies relating to housing density should be developed and sets a minimum of 30 dwellings per hectare.</p>	<p>The SPD should be in accordance with PPS3</p>
ODPM (2004) PPS7: Sustainable Development in Rural Areas		
www.odpm.gov.uk		
<p>This PPS sets out the Government's national policies on sustainable development in rural areas.</p>	<p>Objectives:</p> <p>To raise the quality of life and environment in rural areas through the promotion of: Thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods.</p> <p>Local planning authorities should prepare policies and guidance that encourage good quality design throughout their rural areas, in accordance with Annex C to PPS1, and utilising tools such as Landscape Character Assessments and Village or Town Design Statements, and the design elements of Village or Parish Plans prepared by local communities.</p> <p>No specific targets/indicators set out.</p>	<p>The SPD should support the aims of PPS7.</p> <p>The character of rural villages should be reflected in SA.</p>

Overall Aim or Purpose of Document	Objectives/Aims/Targets/Indicators	Implications for Lightwater Village Design Statement SPD and SA
ODPM (2005) <i>PPS9: Biodiversity and Geological Conservation and Planning for Biodiversity and Geological Conservation: A good practice guide</i>		
http://comunities.gov.uk/index.asp?id=1143832		
<p>PPS9 sets out guidance on the protection and enhancement of biodiversity and geological conservation through the planning system and replaces PPG9 on Nature Conservation.</p>	<p>'Working with the grain of nature: a biodiversity strategy for England' sets out the Government's vision for conserving and enhancing biological diversity in England, together with a programme of work to achieve it. It includes the broad aim that planning, construction, development and regeneration should have minimal impacts on biodiversity and enhance it wherever possible.</p> <p>In moving towards this vision, the government's objectives for planning are;</p> <ul style="list-style-type: none"> • To promote sustainable development by ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development, so that policies and decisions about the development and use of land integrate biological and geological diversity with other considerations. • To conserve, enhance and restore the diversity of England's wildlife and geology by sustaining, and where possible improving, the quality and extent of natural habitat and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support. • To contribute to rural renewal and urban renaissance by: enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being; and ensuring that developments take account of the role and value of biodiversity in supporting economic diversification ad contributing to a high quality environment. <p>The PPS goes onto set a number of key principles that local planning authorities should adhere to, to ensure that the potential impacts of planning decisions on biological and geological diversity are fully considered.</p>	<p>The SPD should protect and enhance biological and geological diversity in line with this PPS.</p> <p>The aims of the PPS should be reflected in the SA framework.</p>

Overall Aim or Purpose of Document	Objectives/Aims/Targets/Indicators	Implications for Lightwater Village Design Statement SPD and SA
OPDM (2004) <i>PPS23: Planning and Pollution Control</i>		
http://www.communities.gov.uk/index.asp?id=1143917		
<p>This PPS applies in England only. It replaces the remaining extant parts of Planning Policy Guidance (PPG) Note 23 <i>Planning and Pollution Control</i> published in 1994.</p>	<p>This Statement advises that:</p> <ul style="list-style-type: none"> — any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material planning consideration, in so far as it arises or may arise from or may affect any land use; — the planning system plays a key role in determining the location of development which may give rise to pollution, either directly or indirectly, and in ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution; — the controls under the planning and pollution control regimes should complement rather than duplicate each other; — the presence of contamination in land can present risks to human health and the environment, which adversely affect or restrict the beneficial use of land but development presents an opportunity to deal with these risks successfully; — contamination is not restricted to land with previous industrial uses, it can occur on greenfield as well as previously developed land and it can arise from natural sources as well as from human activities; — where pollution issues are likely to arise, intending developers should hold informal pre-application discussions with the LPA, the relevant pollution control authority and/or the environmental health departments of local authorities (LAs), and other authorities and stakeholders with a legitimate interest; and — where it will save time and money, consideration should be given to submitting applications for planning permission and pollution control permits in parallel and co-ordinating their consideration by the relevant authorities. 	<p>The SA framework should be in accordance with this guidance.</p>

Overall Aim or Purpose of Document	Objectives/Aims/Targets/Indicators	Implications for Lightwater Village Design Statement SPD and SA
DCLG (2006) PPS25: Development and Flood Risk		
http://www.communities.gov.uk/pub/955/PlanningPolicyStatement25DevelopmentandFloodRisk_id1504955.pdf		
<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"> • Identifying land at risk and the degree of risk of flooding from river, sea and other sources in their areas; • 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; • 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; • Reducing flood risk to and from new development through location, layout and design, including the application of a sustainable approach to drainage; • Using opportunities offered by new development to reduce flood risk to communities; • 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; • 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 • Ensuring spatial planning supports flood risk management and emergency planning. <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>
<p>Department of Environment, Transport and the Regions (DETR) and Commission for Architecture and the Built Environment (CABE) (2000) <i>By Design: Urban Design in the Planning System – towards better practice.</i></p>		
<p>http://www.cabe.org.uk/AssetLibrary/1818.pdf</p>		
<p>The aim of this guide is to promote higher standards in urban design. It does not set out new policy.</p>	<p>No specific objectives/targets.</p> <p>However it refers to PPG7 (now replaced by PPS7) <i>The Countryside: environmental quality and economic and social development</i> – which promotes high standards of design and points to the role of Countryside Design Summaries, Village Design Statements and landscape character assessments.</p>	<p>The SPD should take into account the guidance provided in this document.</p>

Overall Aim or Purpose of Document	Objectives/Aims/Targets/Indicators	Implications for Lightwater Village Design Statement SPD and SA
The Countryside Agency (2006) <i>Guidance on Village Design Statements</i>		
http://www.countryside.gov.uk/LAR/Landscape/CC/landscape/village/introduction.asp		
Guidance from the Countryside Agency provides an introduction into the purpose of Village Design Statements and states that they should provide clear and simple guidance for the design of all development in a village, based on its character.	<p>The Guidance states that a VSD should:</p> <ul style="list-style-type: none"> • Describe the distinctive character of a village and its surrounding countryside; • Show how character can be identified at three levels: <ul style="list-style-type: none"> - the landscape setting the village, - the shape of the settlement, - the nature of the buildings themselves. • Set down design principles based on the distinctive local character; and • Work in partnership with the local authority, engender understanding of current planning policies, and offer the chance to influence future policies. <p>The Guidance also provides nine key principles as to how to achieve an effective Village Design Statement.</p>	<p>The SPD should aim to reflect the nine key principles identified within the Guidance from The Countryside Agency in order for the VDS to be as effective as possible.</p> <p>The SA framework should include objectives which reflect the aims and principles of the Guidance.</p>
Regional		
Government Office of the South East (GOSE) (2001) <i>Regional Planning Guidance for the South East (RPG9)</i>		
http://www.go-se.gov.uk/key%20business/planning/downloads/final%20rpg9%20report.pdf		
<p>Sets the regional framework for the preparation of Local Planning Authorities' development plans, (Structure and Local Plans) covering the period up to 2016.</p> <p>Comprises a comprehensive set of policies, including on a wide range of social and economic issues.</p>	<p>Policy Q8 which refers to sustaining rural communities includes reference to Village Design Statements.</p> <p>...make use of the range of tools now available to help establish and meet the needs and aspirations of rural areas. Initiatives such as Rural Strategies, Planning for Real, Village Appraisals and Village Design Statements as well as local authority community strategies can help involve a wide section of the local community in working with local authorities, health, education and other service providers, the private sector, the Countryside Agency and other Government agencies to bring forward sensitive development planning in rural areas;</p>	<p>The SPD must take account of the policies set out in RPG9.</p> <p>SEERA is undertaking a comprehensive review of RPG9 (see below).</p>

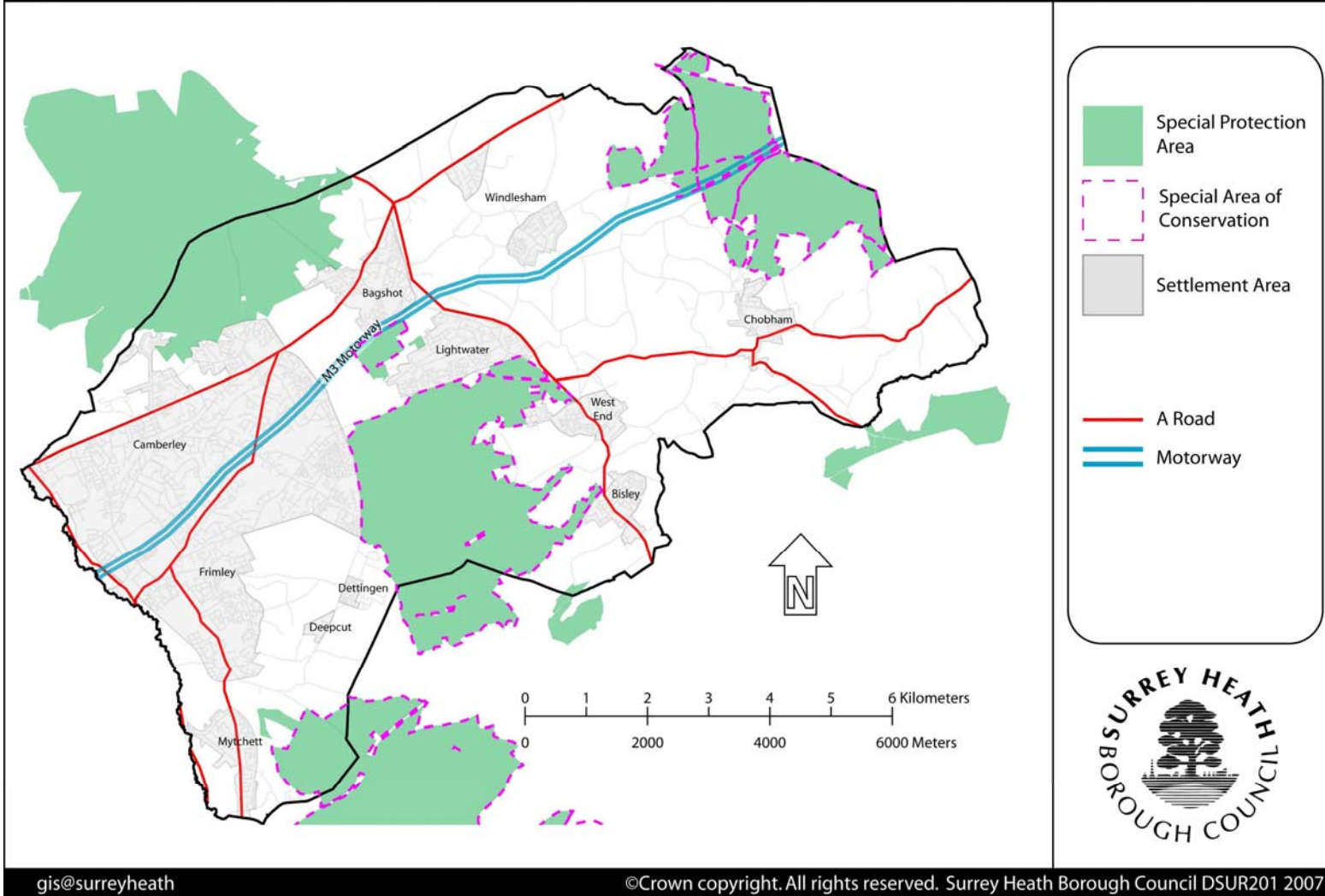
Overall Aim or Purpose of Document	Objectives/Aims/Targets/Indicators	Implications for Lightwater Village Design Statement SPD and SA
South East England Regional Assembly (SEERA) (2005) <i>Draft South East Plan</i>		
http://www.south-east-ra.gov.uk		
Spatial framework for the preparation of local authorities' development plans and other strategies and programmes in the region.	<p>Policy CC12: Character of the Environment and Quality of Life</p> <p>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.</p>	The SPD must be in conformity with the Regional Spatial Strategy (South East Plan) when adopted.
Local		
Surrey County Council (2004) <i>Surrey Structure Plan</i>		
www.surreycc.gov.uk		
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.	<p>Rural Settlements</p> <p>Limited development in rural settlements will be permitted where it contributes to meeting the social, economic and recreational needs of the local community, and its scale, layout and appearance maintains or enhances the character of the settlement.</p> <p>Design and the Quality of Development</p> <p>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.</p> <p>One of the ways in which this policy will be implemented is through promoting the use of village design statements, parish plans and conservation area appraisals.</p>	The SPD must be in conformity with the Structure Plan until it is replaced by the South East Plan.

Overall Aim or Purpose of Document	Objectives/Aims/Targets/Indicators	Implications for Lightwater Village Design Statement SPD and SA
Surrey Local Government Association (2002) <i>Surrey Design: A Strategic Guide for Quality Built Environments</i>		
http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Surrey+Design?opendocument		
Surrey Design is Surrey Local Government Association's response to the national agenda. It gives a strong message of the commitment to improve the quality of new developments and ensuring that community safety is a key aspect of design not just in towns – but also in villages.	The Design Guide sets out seven key objectives and 30 principles which aim to improve the quality of new developments. The principles and objectives are under the following sub-headings: process; quality; character; resources; people; movement; and land.	The SPD should take into account of the guidance provided in this document.
Surrey Heath Borough Council (2000) <i>Surrey Heath Local Plan 2000</i>		
http://www.surreyheath.gov.uk/planning/PlanningPolicyandConservation/		
Forms the adopted development plan for Surrey Heath. Sets out the Borough's policies for the control of development and use of land.	Policies H17, H18, UE1, G4, G23 and M6.	The SPD should support these existing policies. These policies should be appraised to establish a 'business as usual' baseline.
Surrey Heath Borough Council (2002) <i>Residential Development in Settlement Areas – Development Control Guidelines (Supplementary Planning Guidance)</i>		
http://www.surreyheath.gov.uk/planning/PlanningPolicyandConservation/H18draft.htm		
The objective of the SPG is to amplify and provide further guidance on the criteria in Local Plan Policy H18.	The SPG sets out a number of issues that all planning application should consider and where appropriate, confirm with. The issues within the SPG are under three sub-headings: The Character and Quality of the Street Scene; Impact on Neighbours and Residents; and Specific Planning Factors.	The SPD should take into account the guidance provided in this document.

Overall Aim or Purpose of Document	Objectives/Aims/Targets/Indicators	Implications for Lightwater Village Design Statement SPD and SA
Surrey Heath Borough Council (2005) Core Strategy Preferred Options document		
www.surreyheath.gov.uk		
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.	Core Policy 4: Local Character, design and heritage 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.	The SPD should support Core Policy 4 of the Core Strategy Preferred Options document.
Surrey Heath Borough Council (2004) <i>Community Plan 2004-2014</i>		
www.surreyheath.gov.uk		
Produced by the Surrey Heath Local Strategic Partnership Steering Group. A ten year plan to be reviewed annually set around eight key themes.	Objective: To improve the quality of the Surrey Heath streetscene. A priority action for 2008 is Local Community Plans and Village Design Statements.	The SPD should support the Community Plan objectives.
Surrey Heath Borough Council (2006) Corporate Plan 2006-2015		
www.surreyheath.gov.uk		
This document builds upon previous plans and outlines the priorities up to 2011. The document is seen as part of a suite of strategic plans, since it outlines the Borough Council's contribution to the Community Plan and leads directly into its own service plans which contain the detailed action aimed at providing continuous improvement across the board.	Objective/Value: To protect and manage the environment.	The SPD should support the Corporate Plan objectives.

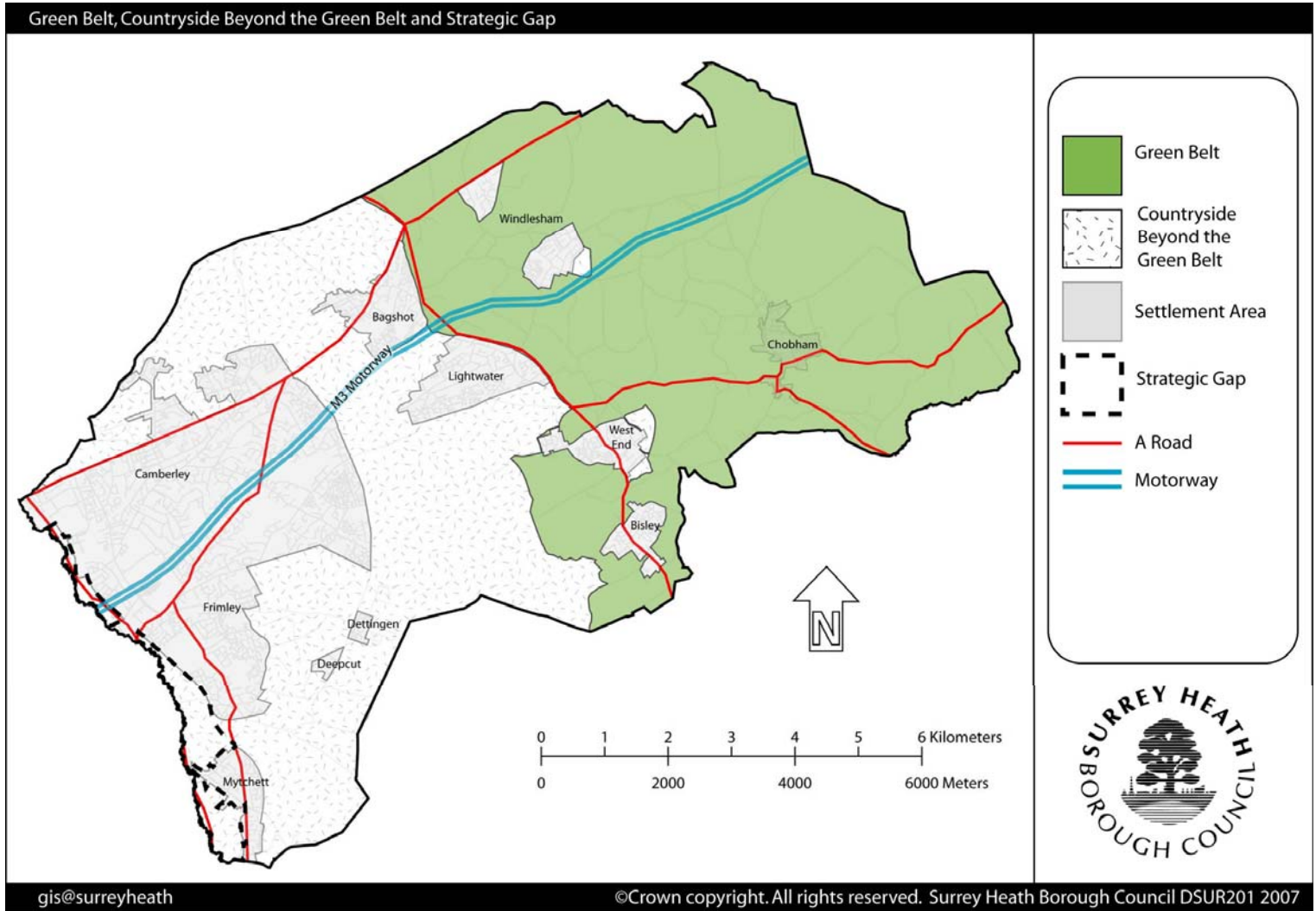
Appendix 3 Baseline Plans

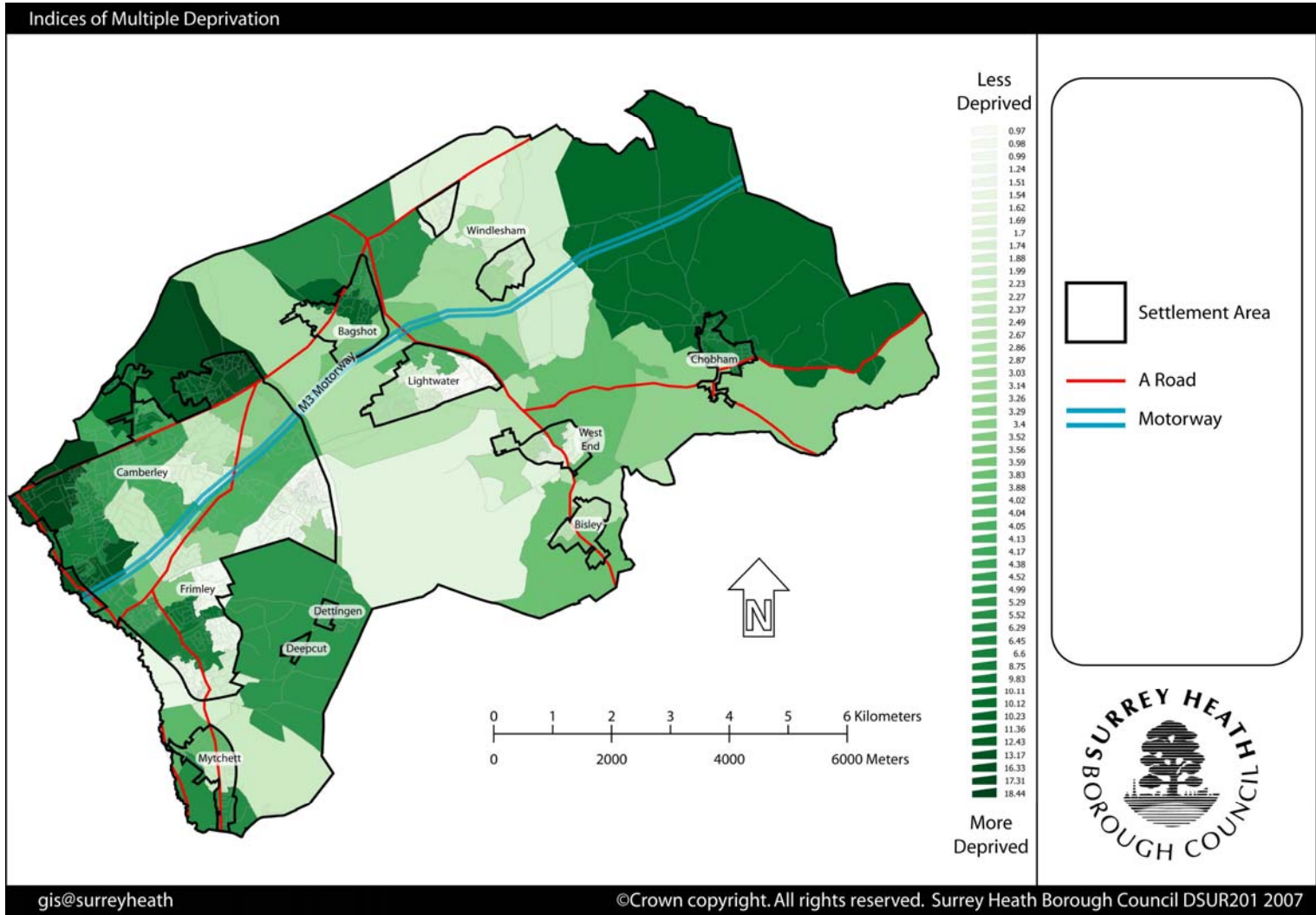
Special Protection Areas and Special Areas of Conservation

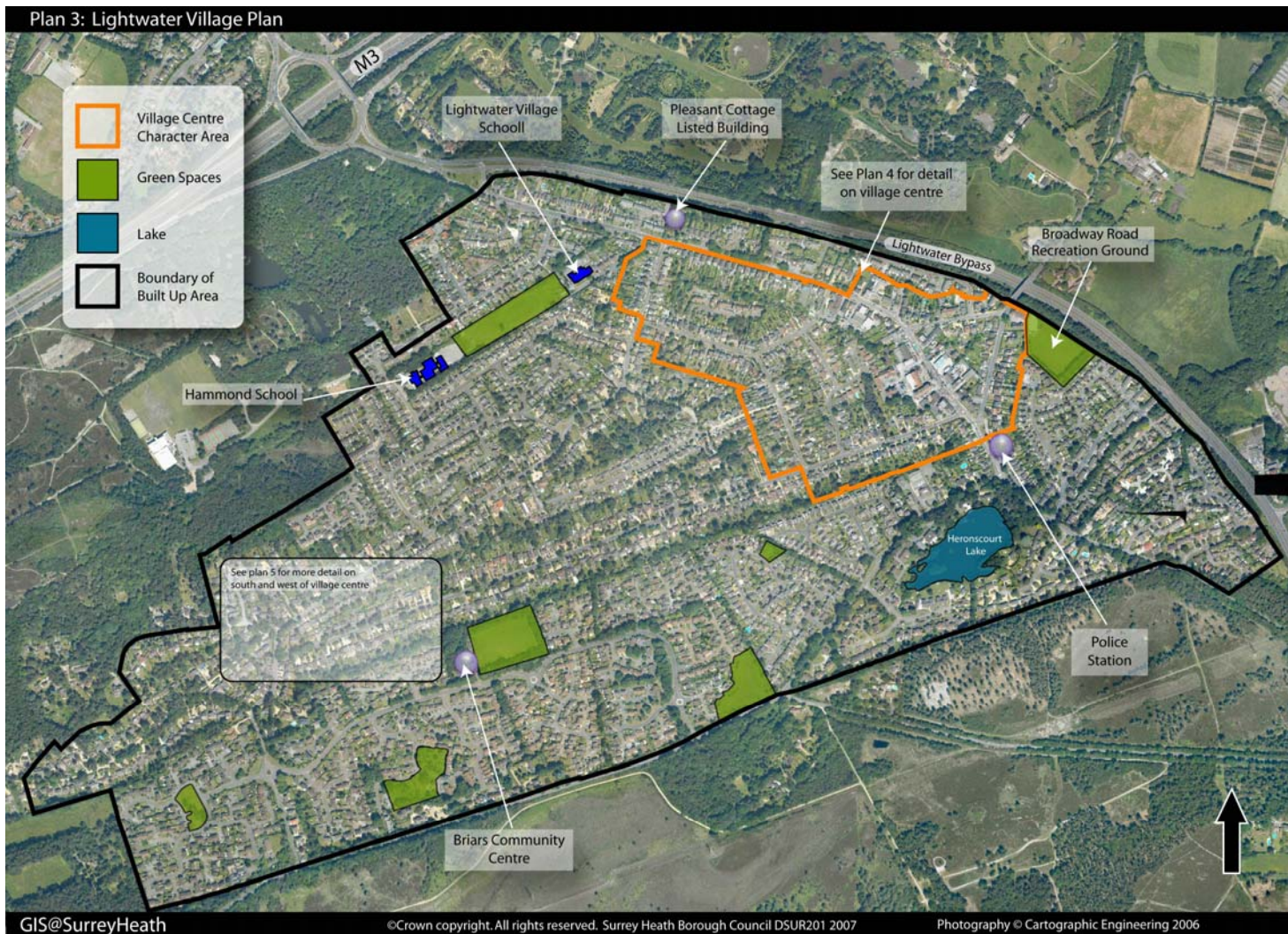


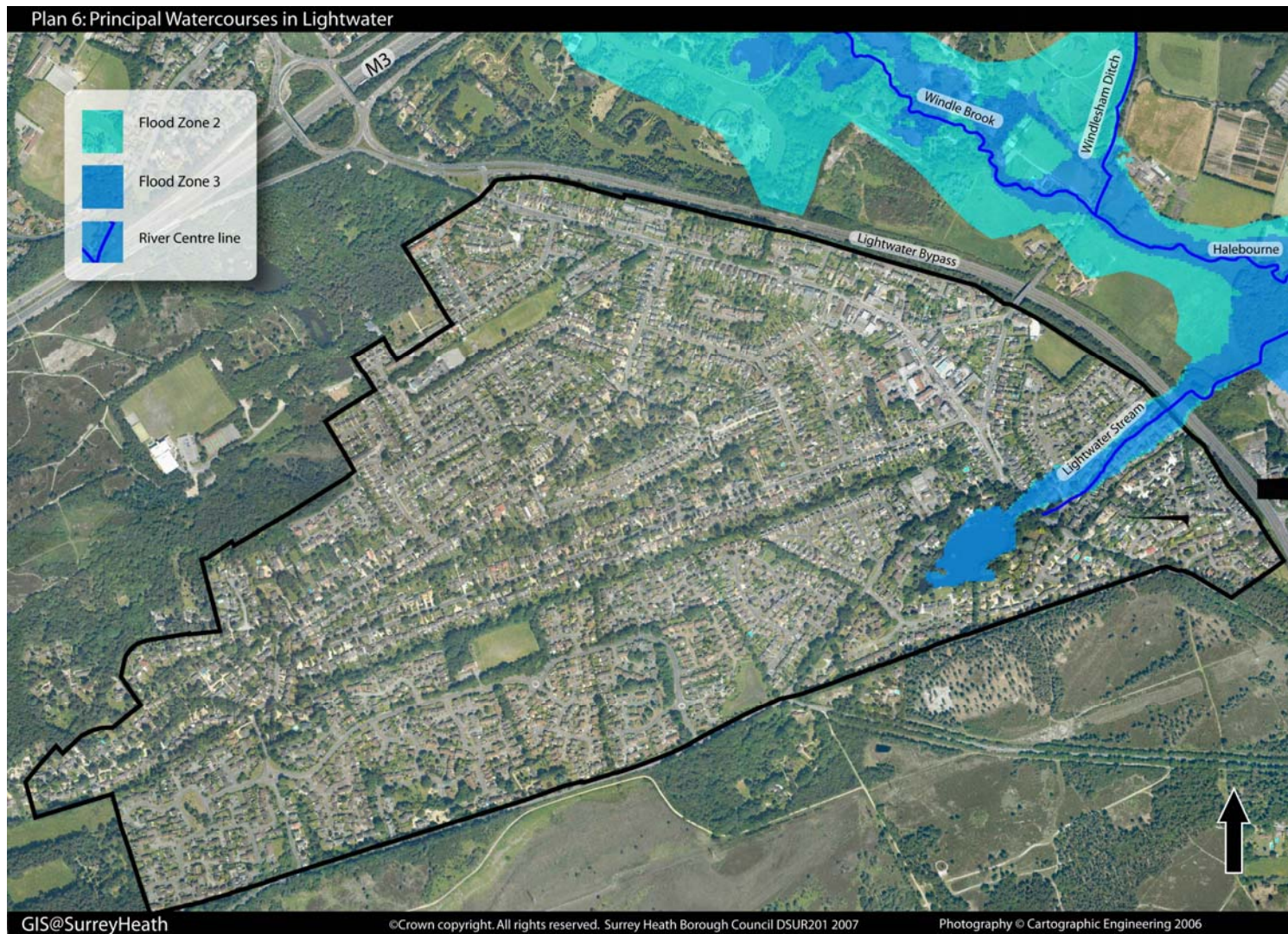
gis@surreyheath

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Appendix 4 Compatibility of SA Objectives

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

Key: ✓ Compatible X Incompatible - No link ? Uncertain or unknown

Appendix 5
Compatibility assessment of SA Objectives against SPD
Objectives

SA objectives			SPD Objective: To protect and enhance the local distinctiveness of Lightwater, in respect of its, built environment and landscape, through guiding new development and other changes to the environment.
Social objectives	1	To meet identified housing need.	?x
	2	To improve the population's health.	0
	3	To improve the education and skills of the local population.	0
	4	To reduce crime and fear of crime.	0
	5	To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community.	0
	6	To maintain and improve cultural, social and leisure provision.	0
	7	To encourage the enjoyment of the countryside, open spaces and local biodiversity.	0
Environmental objectives	8	To reduce the risk of flooding.	0
	9	To make the best use of previously developed land (PDL) and existing buildings.	?x
	10	To reduce contamination and safeguard soil quality and quantity.	0
	11	Maintain and improve the quality of water resources.	0
	12	To ensure air quality continues to improve in line with national and/or WHO targets.	0
	13	To reduce greenhouse gas emissions.	0
	14	To conserve and enhance the Borough's biodiversity.	?✓
	15	To avoid damage and fragmentation of major features of importance for fauna and flora.	?✓
	16	To maintain and enhance the quality of countryside, green belt and open space areas.	?✓
	17	To ensure the protection of Special Protection Areas.	?✓
	18	To reduce noise pollution.	0
	19	To encourage the use of more sustainable modes of transport and reduce traffic congestion.	0

SA objectives		SPD Objective: To protect and enhance the local distinctiveness of Lightwater, in respect of its, built environment and landscape, through guiding new development and other changes to the environment.	
	20	To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings.	✓✓
	21	To increase energy efficiency and the use of renewable energy.	0
	22	To reduce the generation of waste and maximise re-use and recycling.	0
	23	To promote the use of materials and products produced by sustainable methods.	0
	24	To encourage reduced water consumption.	0
Economic objectives	25	To maintain stable levels of employment in the Borough.	0
	26	To support existing economic and agricultural activity in rural areas.	0
	27	To sustain and enhance the viability and vitality of town centres.	?✓
	28	To support existing business structure and businesses.	0

Appendix 6

Appraisal of options

	Option 1: An SPD is prepared		Option 2: An SPD is not prepared	
SA Objective	Score	Comments	Score	Comments
1. To meet identified housing need.	×?	Principle B2, B5(a) and B8(a) in particular may restrict the achievement of higher density housing developments and therefore the provision of affordable housing within Lightwater Village which may have a negative effect on meeting housing need within the locality. Other more general principles such as Principles B1, B2, B3, B5 (b) and B8(b) provide a more flexible approach to design and may allow the achievement of higher densities at certain locations.	✓	The existing policy / guidance provide general guidance on the design of new development in the Borough and aim to ensure that new development is in keeping with the surrounding environment. On balance, existing policy / guidance allow a greater degree of flexibility in the achievement of appropriate densities whilst also ensuring that the character of the area is maintained. This is likely to contribute towards meeting housing needs within the Village more effectively.
2. To improve the population's health.	✓✓	Principles L1, H1, H2, H4 and H7 are likely to contribute to improving the population's health by reducing traffic, improving highway safety, encouraging walking and cycling, encouraging access to the countryside through improved footpath and bridleway links and protecting green and open spaces that provide recreational, environmental and amenity value.	✓	Existing policy / guidance includes reference to emphasis in design to encourage walking and cycling and highway design.
3. To improve the education and skills	0	No effect.	0	No effect.
4. To reduce crime and fear of crime.	0	No effect.	✓	Existing policy / guidance includes some guidance on designing out crime.
5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community.	✓✓	All Highways, Transportation and Access Principles will help to improve opportunities for access to a variety of facilities and services through reducing traffic, improving highway safety, encouraging walking and cycling and public transport use, improving access for those with disabilities, improved footpath and bridleway access to the countryside and examining the level, location and need for car parking in the village.	✓	Existing policy / guidance includes principles relating to emphasising design on pedestrians, people with mobility problems, cyclists and public transport.

	Option 1: An SPD is prepared		Option 2: An SPD is not prepared	
6. To maintain and improve cultural, social and leisure provision.	✓✓	Principle L1 aims to protect green and open spaces which provide recreational, environmental and amenity value in the Village.	✓	Existing policy / guidance includes reference to open spaces and landscape design.
7. To encourage the enjoyment of the countryside, open spaces and local biodiversity.	✓✓	Principles L1 and H7 aim to encourage the enjoyment of the countryside, open spaces and local biodiversity by protecting green and open spaces and by improving footpaths and bridleways. Many of the Principles which include reference to landscaping will also help to improve and encourage the enjoyment of local biodiversity.	✓	Existing policy / guidance makes reference to appropriate design to incorporate open spaces and landscaping in addition to protecting habitats and wildlife.
8. To reduce the risk of flooding.	0	No effect.	✓	Surrey Design includes advice relating to designing development to prevent flooding (Principle 4.4).
9. To make the best use of previously developed land (PDL) and existing buildings.	×?	Principle B5(a) and B8(a) in particular may restrict the achievement of higher density housing and thus making the best use of PDL. Other more general principles such as Principles B1, B2, B3, B5 (b) and B8(b) provide a more flexible approach to design and may allow the achievement of higher densities at certain locations and help to make the best use of PDL.		
10. To reduce contamination and safeguard soil quality and quantity.	0	No effect.	0	No effect.
11. To maintain and improve the quality of water resources.	0	No effect.	✓	Surrey Design includes guidance on designing new development to prevent water pollution. The Residential Development in Settlement Areas SPG includes reference to ensuring adequate drainage to reduce polluting effects.

	Option 1: An SPD is prepared		Option 2: An SPD is not prepared	
12. To ensure air quality continues to improve in line with national and/or WHO targets.	✓✓	Principles H1, H2, H4, H6, H7 will help to ensure that air quality continues to improve by reducing traffic and improving highway safety thus encouraging walking and cycling; encouraging public transport use; and improving footpaths and bridleways. Although Principle H8 makes reference to examining the level, location and need for car parking there is no explicit commitment to <u>increasing</u> provision and therefore this cannot be regarded as a negative impact.	✓	Existing policy / guidance includes reference to encouraging walking and cycling and the use of public transport.
13. To reduce greenhouse gas emissions.	✓✓	Principles H1, H2, H4, H6, H7 will help to ensure that air quality continues to improve by reducing traffic and improving highway safety thus encouraging walking and cycling; encouraging public transport use; and improving footpaths and bridleways. Although Principle H8 makes reference to examining the level, location and need for car parking there is no explicit commitment to <u>increasing</u> provision and therefore this cannot be regarded as a negative impact.	✓	Existing policy / guidance includes reference to encouraging walking and cycling and the use of public transport.
14. To conserve and enhance the Borough's biodiversity.	✓✓	Principles L1 – L4 and a number of the Built Environment Design Principles will help to conserve and enhance biodiversity by protecting open spaces, protecting and enhancing the surrounding heathland and encouraging landscaping.	✓	Existing policy / guidance includes some reference to landscaping, open spaces and nature conservation.
15. To avoid damage and fragmentation of major features of importance for fauna and flora.	✓✓	Principles L1 – L4 and a number of the Built Environment Design Principles will help to conserve and enhance biodiversity by protecting open spaces, protecting and enhancing the surrounding heathland and encouraging landscaping.	✓	Existing policy / guidance includes some reference to landscaping, open spaces and nature conservation.
16. To maintain and enhance the quality of countryside, greenbelt and open space areas.	✓✓	Principles L1 – L4 provide guidance to protect existing open spaces the surrounding heathland.	✓	Existing policy / guidance includes some reference to landscaping, open spaces and nature conservation.

	Option 1: An SPD is prepared		Option 2: An SPD is not prepared	
17. To ensure the protection of Special Protection Areas.	✓✓	Principles L1 – L4 and a number of the Built Environment Design Principles will help to conserve and enhance biodiversity by protecting open spaces, protecting and enhancing the surrounding heathland and encouraging landscaping.	✓	Existing policy / guidance includes some reference to landscaping, open spaces and nature conservation.
18. To reduce noise pollution.	0	No effect	0	No effect.
19. To encourage the use of more sustainable modes of transport and reduce traffic congestion.	✓✓	All Highways, Transportation and Access Principles will encourage the use of more sustainable modes of transport and reduce traffic congestion. By, improving highway safety, encouraging walking and cycling and public transport use, improving access for those with disabilities, improved footpath and bridleway access to the countryside and examining the level, location and need for car parking in the village.	✓	Existing policy / guidance includes principles relating to emphasising design on pedestrians, people with mobility problems, cyclists and public transport.
20. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings.	✓✓	All Built Environment Design Principles will help to protect the character of the Village and ensure that new development is locally sensitive in design.	✓	Existing policy / guidance provides advice about development design but in very general terms.
21. To increase energy efficiency and the use of renewable energy.	0	No effect.	✓	Surrey Design includes reference to energy efficient design.
22. To reduce generation of waste and maximise re-use and recycling.	0	No effect.	✓	Surrey Design includes guidance on the re-use and recycling of buildings and building materials.
23. To promote the use of materials/products produced by sustainable methods.	0	No effect.	✓	Surrey design includes guidance on the use of sustainably sourced building materials.
24. To encourage reduced water consumption.	0	No effect.	✓	Surrey Design includes guidance on the efficient use of water.

	<i>Option 1: An SPD is prepared</i>		<i>Option 2: An SPD is not prepared</i>	
25. To maintain stable levels of employment in the Borough.	0	No effect.	0	No effect.
26. To support existing economic and agricultural activity in rural areas.	0	No effect.	0	No effect.
27. To sustain and enhance the viability and vitality of town centres.	✓✓	Promotes good design and environment which will have a positive effect on the vitality and viability of the Village Centre.	✓	Promotes good design and environment which will have a positive effect on the vitality and viability of the Village Centre.
28. To support existing business structure and businesses.	0	No effect.	0	No effect.



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October 2007