



**Surrey Heath Local Plan 2016 – 2032
Issues and Options/Preferred Options Document**

**Sustainability Appraisal/
Strategic Environmental Assessment
Interim report**

'Great Place, Great Community, Great Future'







Foreword

The Council is at the early stage of producing this new Local Plan and has produced a Regulation 18 Issues and Options/ Preferred Options Approach Consultation version to seek views on options for a number of topic areas.

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

This SA/SEA Interim Report of the Issues, Options and Preferred Approach Local Plan Document is the second stage of SA/SEA. In essence this report will;

- Update the scoping information including, plans, policies and programmes, baseline data and trends, social, economic and environmental issues and problems and the Sustainability Framework;
- Test the Document's objectives against the SA/SEA objectives;
- Appraise, evaluate and predict the likely social, economic and environmental effects of the Document options (alternatives) against the Sustainability Framework;

This SA/SEA Interim Report is open to consultation from 4th June to the 30th July. It can be viewed online at <https://consult.surreyheath.gov.uk/consult.ti/LPIO2018/> and is available at the Council Offices in Knoll Road Camberley and in libraries throughout the Borough.

The Council would prefer that you respond to this document by making comments on <https://consult.surreyheath.gov.uk/consult.ti/LPIO2018/>

Alternatively, hard copies will be made available at Surrey Heath Council Offices upon request. Comments can also be emailed to Policy.Consult@surreyheath.gov.uk or returned by post to:

Planning Policy and Conservation Team
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey
GU15 3HD

Please note, comments will be publicly available and cannot be treated as confidential and may be made available to others on request. The Council will not accept defamatory or racist comments.

All comments will be acknowledged and published. These comments will help the Council produce the next version of the Local Plan (the Pre-Submission version) due to be published in June 2019.

If you have any queries or require any further information please call the Planning Policy and Conservation Team on 01276 707100 or email Policy.Consult@surreyheath.gov.uk.



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1. Introduction & Methodology

Sustainable Development

- 1.1 There are many definitions of sustainable development however the most common and widely accepted is that adopted by the World Commission on Environment and Development in 1987:

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”

- 1.2 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 Plans.
- 1.3 The Government has set out a Sustainable Development Strategy (2005) and a shared UK framework for sustainable development. The Strategy reflects five shared principles for achieving sustainable development and are: -
- Living within environmental limits;
 - Ensuring a strong, healthy and just society;
 - Achieving a sustainable economy;
 - Promoting good governance; and
 - Using sound science responsibly
- 1.4 These five principles are reflected in the National Planning Policy Framework (NPPF).

Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)

- 1.5 Under the Town and Country Planning (Local Planning) (England) Regulations 2012 which implement the provisions of the Planning and Compulsory Purchase Act 2004, local authorities are required to undertake a Sustainability Appraisal (SA) for Local Plans and certain documents relating to the Local Plan including Local Development Documents (LDD) and Area Action Plans.
- 1.6 Under the requirements of the European Union Directive 2001/42/EC on the “assessment of the effects of certain plans and programmes on the environment” (Strategic Environmental Assessment Directive) specific types of plans that are likely to have significant environmental effects must be subject to environmental assessment. There are exceptions to this requirement for plans that determine the use of a small area at a local level and for minor modifications if it has been determined that the plan is unlikely to have significant environmental effects.
- 1.7 In accordance with the provisions of the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004), Surrey Heath Borough Council has determined that an environmental assessment is required for the Surrey Heath Local Plan Development Plan Document (DPD) as it considers that it sets the framework for future development consent of projects covered by the EIA Directive (Directive 92/43/EEC).
- 1.8 The Borough Council also considers that the Local Plan requires an assessment as to its effect on European Designated sites of biodiversity importance such as the Thames Basin Heaths SPA and the Thursley, Ash, Pirbright and Chobham Common SAC. This



will be outlined in a separate Habitats Regulation Assessment (HRA) at submission stage of the Surrey Heath Local Plan.

The Purpose of SA/SEA

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

The SA/SEA Methodology

- 1.10 The Department of Communities & Local Government (DCLG) sets out guidance on SEA for plans and programmes which was published in September 2005¹. Guidance on undertaking SA now forms part of the DCLG’s Planning Practice Guidance, (PPG) 2014 which can be found on-line². The guidance advocates a five stage approach to SA/SEA:

Table 1-1: Stages of Sustainability Appraisal

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

- 1.11 This SA/SEA Scoping Report focuses on stage A of the SEA guidance (2005) which is similar to the stages set out in the PPG’s Sustainability Appraisal Requirements for Local Plans. The key tasks to be undertaken at each stage are highlighted in Table 1-2.

¹ A Practical Guide to the Strategic Environmental Assessment Directive (2005) DCLG

² Planning Practice Guidance (PPG), 2014 – Sustainability Appraisal Requirements for Local Plans. Available at: <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>



Table 1-2: Key Tasks

A1	Identifying other relevant policies, plans, programmes and sustainability/environmental objectives
A2	Collecting baseline information
A3	Identifying Sustainability/Environmental issues and problems
A4	Developing the SA/SEA Framework
A5	Consulting on the Scope of the SA/SEA
B1	Testing the plan objectives against the SA/SEA objectives
B2	Developing alternatives
B3	Predicting the effects of the plan including alternatives
B4	Evaluating the effects of the plan including alternatives
B5	Mitigating adverse effects
B6	Proposing measures to monitor
C1	Preparing the Environmental Report
D1	Consulting the public and Consultation Bodies of the draft plan

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

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

1.13 As such where previous work has been undertaken on the sustainability/environmental effects of previous plans, that information will be used to feed into this SA/SEA process. Some of this information will be updated where appropriate.

1.14 Annex 1 of the EU Strategic Environmental Assessment (SEA) Directive prescribes the information that must be contained within the SA report. Providing this information involves answering a logical sequence of nine 'appraisal questions' which is illustrated in Table 1-3.



Table 1-3: Questions that must be answered within the SA report

Appraisal question	Corresponding requirement of the SEA Directive that this report must include.
What is the plan seeking to achieve?	“an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes” (Annex I(a))
What’s the sustainability ‘context’?	“an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes” (Annex I(a)) “the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I(e))
What’s the situation now?	“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” (Annex I(b)) “the environmental characteristics of areas likely to be significantly affected” (Annex I(c))
What would the situation be without the plan?	“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” (Annex I(b))
What are the key issues that should be a focus of the appraisal?	“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [Special Protection Areas under the Birds Directive] and 92/43/EEC” (Annex I(d)) (Note impacts on European sites will be specifically addressed through Habitats Regulations Assessment)
How has the plan developed up to this point (including the influence of SA)?	“an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information” (Annex I(h)) “the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I(e))
How has the appraisal at this current stage been undertaken?	“an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information” (Annex I(h))
What are the appraisal findings and recommendations at this current stage?	“the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors” (Annex I(f)) “the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme” (Annex I(g))
How might we monitor the plan’s impacts?	“a description of the measures envisaged concerning monitoring...” (Annex I(i))



Issues, Options and Preferred Approach (Regulation 18) Document

1.15 The Issues, Options and Preferred Approach Document is the first stage in producing the new Surrey Heath Local Plan. The Document will set out a series of options for each topic area covered, with the Council's preferred approaches. Following statutory consultation, the options will be used to develop the Local Plan policies. The Issues, Options and Preferred Approach stage does not set out policy content. The topic areas will inform the production of policies to cover the following areas: -

- The Spatial Strategy, which will guide future development over the new plan period including any changes to existing defined boundaries;
- Housing
- Employment;
- Retail;
- Environment and infrastructure;;
- Countryside and Green Belt;
- Heritage and design;
- Local Area Policies.

1.17 The area of Surrey Heath in its wider surrounds is displayed in Figure 1. The geographic scope of the document is shown in Figure 2.

Figure 1: Surrey Heath in its Wider Context

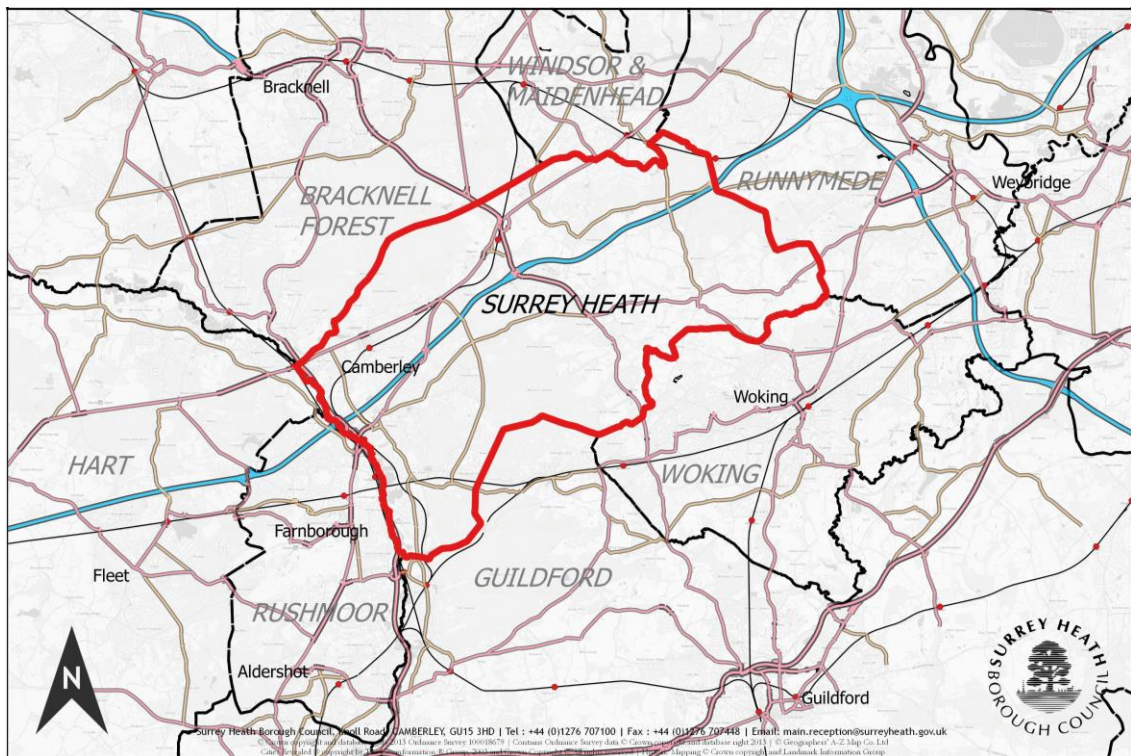
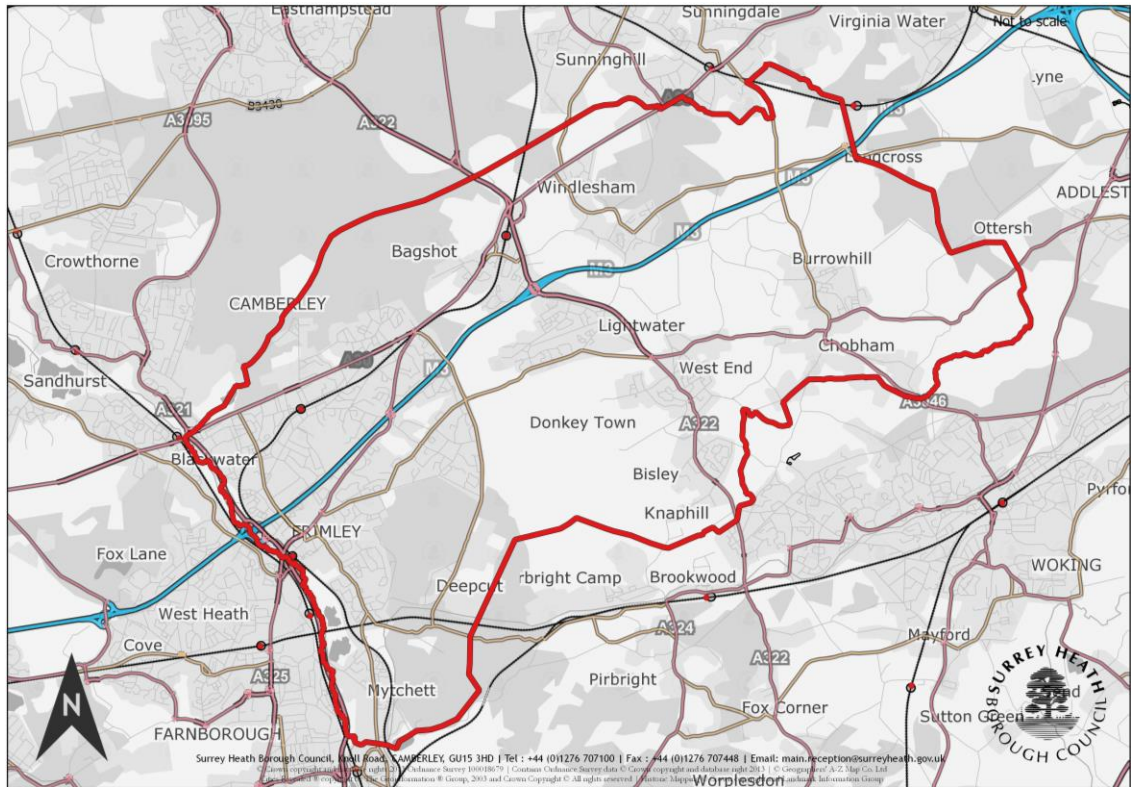




Figure 2: Surrey Heath – Geographical Extent of the Surrey Heath Local Plan



SA/SEA and the Issues, Options and Preferred Approach Document

- 1.24 This SA/SEA Interim Report forms the second stage of SA/SEA for the Local Plan and deals with in turn each of the tasks identified in table 1-2.

Consultation

- 1.26 This SA/SEA Interim Report will be open to consultation from the 4th June to the 16th of July. Comments received on the SA/SEA Scoping Report were raised by a number of representations and have fed into this Interim Sustainability Appraisal where appropriate. The representations received and how they have been taken into account are set out in Table 1-4. This SA/SEA has been prepared alongside the Issues and Options with Preferred Approach Document which is planned for consultation in June 2018.



Table 1-4: Representations of SA/SEA Scoping Report

Responses to the Sustainability Appraisal/ Strategic Environmental Assessment Scoping Report		
Respondent	Comment	Council's Response
Basingstoke Canal Authority	<p>At its most recent assessment the relevant SSSI unit (Canal East – unit 2) was assessed by Natural England as “unfavourable - no change”. The cause of the unfavourable condition is due to the decline in number and diversity of aquatic and marginal plant species. This decline in condition is not associated with summer water shortages as stated in your report, but as successive studies have shown, with excessive tree growth leading to shading and leaf litter causing turbidity / re-suspension of solids in the water column.</p> <p>Concern has also been raised about the change in acidity gradient [another of the cited features of the SSSI] due to ground and surface water flows entering the Canal being contaminated particularly with road salt from paved areas – new inflows now have to be carefully selected. We therefore believe that the scoping report as written is incorrect as the provision of additional water for summer months will have little impact on the condition of the SSSI – its main provision would be for continued water borne recreational use.</p> <p>In respect of surface water flood risk assessment consider that there is limited potential for overtopping from embanked sections of Canal in Mychett/ Frimley. Water levels are actively managed by the Canal Authority. The greatest risk of flooding from the canal remains the sudden unforeseen failure of an earth embankment or culvert passing under the channel.</p> <p>With regard to transport, improvements to the off-road cycle and pedestrian provision, including those from the Mindenhurst development which will see the towpath between Deepcut and Brookwood upgraded for year round use can help alleviate car use for short and medium length journeys.</p>	<p>Noted. Amend to reflect this.</p> <p>Noted. Amend to reflect limited impact on SSSI.</p> <p>Noted. Amend to reflect the active management of the canal and other flood risks.</p> <p>Noted. Amend transport section to reflect he opportunities for non- car use with the future improvements to the Canal towpath.</p>



	With regard to health the canal offers an important recreational resource in the south of the borough and a linear recreational use. It links with the recreational areas and facilities at Frimley Lodge Park.	Noted. Amend this section to include reference to the health benefits of the recreational opportunities of the Canal. Noted. Conservation Area Appraisals are reviewed periodically by the Council. Whilst such documents will consider aspects relevant to the Conversation Area, the information provided here raises an important point with regard to the balance that must be struck between conservation and biodiversity importance.
Historic England	No comment	Noted.
Greater London Authority	No comment	Noted.
Savills on behalf of Thames Water	No comment	Noted.
Guildford Borough Council	No comment	
Surrey County Council	Replace the Surrey Strategic Partnership Plan with the Surrey Future Project and Local Strategic Statement as Surrey Strategic Partnership Plan is no longer extant.	Noted. Document amended to reflect most up to date information.
Spelthorne Borough Council	No comment	Noted.
Reigate and Banstead Borough Council	No comment at this stage	Noted.
Windlesham Parish Council	No mention of emerging Windlesham Neighbourhood Plan.	Noted. Relevant section on plans and programmes amended
Tandridge District Council	No detailed comments to make. Highlights East Surrey Authorities have joint SA objectives which are applicable to their districts and boroughs. Recognises that these may not replicate Surrey Heaths objectives but ask that the borough is cognisant with the East Surrey Authorities SA objectives.	Noted. The Sustainability objectives in the scoping report are reflective of the Surrey Heath area but recognise there may be some similarities to SA approach across boroughs and districts. No change.
Waverley Borough Council	No comment at this stage	Noted.
Wokingham Borough Council	Consider the sustainability objectives in the SA/SEA Scoping Report are satisfactory.	Noted.
West End Parish Council	Page 6 Sustainable Development the UK NPPF definition is ensuring better lives for ourselves does not mean worse lives for future generations. Development should only be permitted to proceed with guarantees of proper infrastructure to accommodate the numbers. This should be a clear mandate and principle in the introduction. Given the current Local Plan has expired regarding housing land supply the NPPF clause is being cited by developers	Noted. The SA/SEA role is to consider approaches to delivering sustainable development. This includes considering the impact of the needs for infrastructure. Amend the SA/SEA scoping report to refer to necessary infrastructure.



	<p>to their advantage, so equally the NPPF protection clause should be used to prevent unsustainable over development in any one host community.</p> <p>The SA/SEA Scoping report talks about us will build community. Consider that communities build community and the Local Plan provides the infrastructure and crucially a community driven policy to facilitate a great community. Consider the Parish Council is excluded from the policy generation process. The Local Plan is provided for comment when it has been drafted but that is when the mould has been set by remote authors with little connection with the community, or narrow input feeds. Communities that are interested should be invited to participate in policy generation, present their expectation for a Local Plan policy and that the plan should have specific section that addresses the individual needs of that community.</p>	<p>The Council will be consulting on an Issues and Options/ preferred approach stage of the Local Plan process. This gives an opportunity for issues and options to be amended during this consultation process. In addition the Local Plan will have local area policies. As part of developing the Local Plan the Borough Council will look to hold a workshop at which parish Council's will be invited to input into the policy making process. There will be similar workshops in non-parished areas.</p>
<p>Natural England</p>	<p>Natural England has not reviewed the plans listed but advise that the following types of plan relating to the natural environment should be considered as applicable to the plan area:</p> <ul style="list-style-type: none"> • Green Infrastructure strategies • Biodiversity plans • Rights of Way improvement plans • Shoreline management plans • Coastal access plans • River basin management plans • AONB and National Park management plans • Relevant landscape plans and strategies <p>At this stage Natural England cannot identify particular sites which may be significantly affected by the Local Plan but suggest that the following designations, amongst others, are taken into consideration when creating any future site allocations:</p> <ul style="list-style-type: none"> • Sites of Special Scientific Interest (SSSIs) • Special Areas of Conservation (SAC) • Special Protection Area (SPA) • Ramsar site • National park • AONB 	<p>Noted. The relevant type of plan will be considered in the SA/SEA document</p> <p>Noted. The Local Plan will have regard to relevant designations.</p>



	<ul style="list-style-type: none"> Heritage coast ; and site of 20ha or more of best and most versatile agricultural land <p>Natural England understands a Habitat Regulation Assessment will be undertaken for the Local Plan. This should address the protection of relevant designated sites. The outcome of this assessment should also inform future versions of the SEA.</p> <p>Natural England agrees the status of the Basingstoke SSSI is primarily a land management issue. However need to have regard to the impact of future development if it is not appropriately managed. This needs to be considered in the Local Plan.</p> <p>Objectives SA 13, 14 and 16 emphasis the need to protect designated sites. There is a risk that in some situations, development on land of limited biodiversity value in its own right can lead to the creation of island of biodiversity. Suggest adding to the Sustainability Objectives indicators to ensure that current ecological networks are not compromised, and future improvements to habitats connectivity re not prejudiced. This may be appropriate for future iterations under biodiversity.</p> <p>Future iterations of the SA/SEA document should address issues such as soils and the restoration or enhancement of biodiversity. Natural England would be happy to provide comments on the monitoring framework in subsequent stages.</p>	<p>Noted. The Habitats Regulation will take into account protection of relevant designated sites and will inform future versions of the SA/SEA.</p> <p>Noted. Impact of development on SSSIs will be considered in the Local Plan.</p> <p>Noted indicators added to the sustainability objectives.</p> <p>Noted. These issues will be addressed in future iterations as set out in the Scoping Report.</p>
<p>Bisley Parish Council</p>	<p>Para 2.18 in respect of biodiversity refers to SNCI's in 2011/2012 and that 51% (28 sites) are in favourable condition but does not identify these sites. The condition of the Bisley and West End Local nature Reserve should also be noted.</p> <p>Note that Surrey Wildlife Trust provides baseline information but no data to back up the comment on the generally improving trend. Bisley PC supports the commissioning of a future study.</p> <p>Para 2.35 Health- do these facilities include those maintained by the parish council</p>	<p>Noted. Local Nature Reserves are not currently monitored by Natural England or the Surrey Wildlife Trust.</p> <p>Noted a future study could be commissioned with Surrey Wildlife Trust.</p> <p>Noted and to confirm.</p>



	<p>Para 2.37 Health. The GP surgery for Bisley and West End is already stretched beyond its capacity, this trend is likely to continue.</p> <p>Para 2.38 refers to rate of people killed or injured on roads in Surrey Heath being higher than the England average. Bisley PC supports the proposal for SHBC to work with Surrey County Council highways to determine potential causes and approaches to reducing the figure.</p> <p>Para 2.45 Bisley PC is unclear as to which 3 retail units in Bisley are referred to in the baseline data.</p> <p>Para 2.52 Transport notes areas of peak congestion on the A322 but major transport projects do not appear to identify any for the A322.</p>	<p>Noted. GP capacity is an issue for the CCG's and local practices.</p> <p>Noted.</p> <p>Noted and to confirm.</p> <p>Noted. This issue will be raised with Surrey County Council.</p>
<p>Environment Agency</p>	<p>Biodiversity Comments</p> <p>Ad rivers and other waterbodies to figures 1 and 2 page 5. Add another figure providing a map of watercourses in Surrey Heath.</p> <p>Add Water Framework Directive to biodiversity on pages 8-12 and refer to status of borough's water bodies.</p> <p>Include reference to green and blue infrastructure in biodiversity section. These provide opportunities to extend green infrastructure and create coherent ecological networks.</p> <p>Add rivers and waterbodies to biodiversity section- they are currently included in the Biodiversity 2020 section on page 9 of the Biodiversity section under freshwater environments.</p> <p>Biodiversity page 57 paras 2.11-2.17 make specific reference to water bodies and Green Infrastructure.</p> <p>On Population pages 14-15 opportunity to make links with</p>	<p>Noted. Figures 1 and 2 show the location of Surrey Heath, not in detail. Therefore, no change.</p> <p>Noted. No change – the Water Framework directive is considered in the Plans and Programmes under the 'Water' section.</p> <p>Noted. Add reference to green and blue infrastructure to biodiversity section.</p> <p>Noted. No change these are already referred to in the biodiversity section as set out in the Environment Agency response. Policies on Infrastructure and Green Infrastructure in a Local Plan can also refer to waterways.</p> <p>Noted. Cross reference in this section.</p> <p>Noted. Amend section to include link to</p>



	<p>biodiversity by utilising green infrastructure to help deliver opportunities for health, learning and employment.</p> <p>On soils pages 18-19 and water page 20. Potential to champion natural flood management techniques and sustainable drainage systems (SuDs). Also links to green infrastructure and helps the borough's focus on environmental assets and Natural Capital. Cross reference with biodiversity.</p> <p>On cultural heritage pages 31-32 Cross reference to biodiversity as green infrastructure and waterways are inherently linked with the cultural, architectural and archaeological landscape.</p> <p>On Landscape and Townscape page 32 cross reference to biodiversity highlighting opportunities for green infrastructure or waterways in new policies.</p> <p>The role of green infrastructure and waterways should be emphasised as having a <i>role in or as</i> 'valued landscape' on page 84.</p> <p>Figure 3 page 59 (Ecological designations map of Surrey Heath). This would be a good place for the Water Framework Directive waterbody classifications for the rivers in the Local Plan. A Green Infrastructure map could also be incorporated.</p> <p>Figure 7 page 88 (Environment Agency Flood Zones in Surrey Heath) Would like to see rivers clearly marked on this map as they are associated with flood zones and will help people think about rivers as part of the borough.</p>	<p>biodiversity.</p> <p>Noted. Make reference to opportunities for natural flood management and SuDs. Cross reference to biodiversity.</p> <p>Noted. Amend to cross reference to biodiversity and green infrastructure.</p> <p>Noted. Amend to cross reference to biodiversity. Policies on Infrastructure and Green Infrastructure in a Local Plan can also refer to waterways.</p> <p>Noted. Add to page 84.</p> <p>Noted. Add new figure showing Water Framework Directive waterbody classifications.</p> <p>Noted. No change, as flood zones are adjacent to the rivers.</p>
<p>Environment Agency</p>	<p>Flood Risk Comments</p> <p>Recommend report makes reference to the Thames Flood Risk Management Plan 2016.</p> <p>Need to use the Strategic Flood Risk Assessment (SFRA) as an</p>	<p>Noted. Amend to make reference.</p> <p>Noted. SHBC will use the SFRA as an evidence</p>



	<p>evidence base to support emerging Local Plan Policies. This should be updated to take into account the new climate change allowances released in February 2016 and to take into account any new hydraulic modelling of the Blackwater Tributaries and the EA will be modelling the Addlestone Bourne Catchment in the near future.</p> <p>Page 89 section 2.90. Amend statement on fluvial flood risk and climate change and advice refer to the updated climate change guidance.</p> <p>Page 89 section 2.91 Also refer to need for applicants to submit a Flood Risk Assessment (FRA) for major development in Flood Zone 1 to take account of surface water drainage.</p> <p>Section 2.91 has not identified there will be an issue or problem from intense rainfall events giving rise to increased fluvial flooding. In light of the updated climate change allowance it would be useful to understand the reasoning behind this statement.</p> <p>Page 101 SA8 SEA objectives is to reduce risk of flooding criteria is to minimise risk of flooding. Decision making criteria are not harmonious with SA8 as one refers to reducing risk and one refers to minimising risk.</p>	<p>base. It is suggested an update to the SFRA is undertaken following the EA's modelling of y the Addlestone Bourne catchment area to ensure this is included. The Council will liaise with the EA on this matter.</p> <p>Noted amend to refer to updated guidance.</p> <p>Noted and amend to refer to need for FRA's for major developments. Surrey County Council as the Lead Flood Authority would need to review these details.</p> <p>Noted. Amend Para 2.91 to say that intense rainfall events must be considered against the update climate change allowance to consider whether there would be an increase in fluvial flooding.</p> <p>Noted. Amend criteria to reflect objective of minimising risk.</p>
<p>Environment Agency</p>	<p>Groundwater and land contamination</p> <p>Note reference to Environment Protection Act (1990) (Part 2A) and National Planning Policy Framework (NPPF) Para 109. It should be noted that impacted controlled water can also affect the wider environment, soils and human health. Controlled water contamination should be remediated at the same time as soil contamination.</p> <p>Welcome reference to European Groundwater Directive but suggest that the section soil is re categorised as Soils and the Natural Environment to reflect the scope of the policies in the Environment Protection Act and the NPPF.</p> <p>Environment Agency also provides some core guidance on the</p>	<p>Noted. Amend to make reference to consider these issues in parallel.</p> <p>Noted. Amend title of section</p> <p>Noted. This document was withdrawn as guidance</p>



	<p>protection of groundwater in the Groundwater protection: Principles and practice (GP3).</p> <p>Include the Environmental Liability Directive in the Scoping Report.</p>	<p>on 14th March 2017</p> <p>Noted. Amend to include reference to this document.</p>
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2. Updated Scoping Report

Introduction

- 2.1 The scoping stage of SA/SEA involves establishing the context in which the Issues, Options and Preferred Approach Document is being prepared. This requires the identification and review of other relevant plans or programmes, assessing the social, economic and environmental baseline and future trends in the absence of the new Local Plan, identifying environmental problems and setting the Sustainability Framework. These aspects are set out within this section.
- 2.2 In reviewing plans and programmes the most relevant to the Issues, Options and Preferred Approach Document have been reviewed for their sustainability/environmental objectives or key messages. The list of relevant plans and programmes are set out in Table 2-1.
- 2.3 The Government has partially revoked the Regional Spatial Strategy for the South East (The South East Plan) by way of a Revocation Order which came into effect on the 25th March 2013. However, Policy NRM6 of the South East Plan which relates to the Thames Basin Heaths Special Protection Area (SPA) remains in force.



Table 2-1: Relevant Plans and Programmes and Sustainability Objectives/Key Messages

Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
Biodiversity (including Fauna & Flora)	
International	
Our life insurance, our natural capital: an EU biodiversity strategy to 2020 (May 2011), European Commission (as resolved April 2012)	
<p>Target 1</p> <p>To halt the deterioration in the status of all species and habitats covered by EU nature legislation and achieve a significant and measurable improvement in their status so that, by 2020, compared to current assessments:</p> <ul style="list-style-type: none"> • 100% more habitat assessments and 50% more species assessments under the Habitats Directive show an improved conservation status; and • 50% more species assessments under the Birds Directive show a secure or improved status. 	<p>Ensure all nature protected sites are conserved and where practicably within the remits of the Council enhanced. Ensure the impact of future development is mitigated as far as is possible.</p>
European Birds Directive 2009/147/EC (79/409/EEC as amended)	
<ul style="list-style-type: none"> • Protection for all wild bird species naturally occurring in the EU • Protection of habitats for endangered as well as migratory species • Establishment of a network of Special Protection Areas (SPAs) comprising all the most suitable territories for these species 	<p>The Thames Basin Heaths SPA should be protected from any adverse effects and future development through emerging planning policy.</p>
European Habitats Directive 92/43/EEC	
<ul style="list-style-type: none"> • Protection of animal and plant species and their natural habitats through designation, maintenance and restoration • Establishment of a network of nature protection areas to assure the long-term survival of Europe's most valuable and threatened species and habitats 	<p>Ensure all nature protected sites are conserved and not adversely affected by any future development.</p>
National	
The Natural Choice: Securing the value of nature (June 2011), DEFRA	
<p>Our 2020 mission is to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish</p>	<p>Promote and protect biodiversity and</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.	the safeguarding of natural habitats.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services (August 2011), DEFRA	
<p>Overarching objective: -</p> <p><i>'to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people'</i></p> <p>Outcomes delivered through action in four areas: -</p> <ul style="list-style-type: none"> • a more integrated large-scale approach to conservation on land and at sea, including - <i>increasing the proportion of Sites of Special Scientific Interest (SSSIs) in favourable condition.</i> • putting people at the heart of biodiversity policy • reducing environmental pressures Including - Planning and Development – <i>Through reforms of the planning system, we will take a strategic approach to planning for nature. We will retain the protection and improvement of the natural environment as core objectives of the planning system. We will pilot biodiversity offsetting, to assess its potential to deliver planning policy more effectively.</i> • improving our knowledge <p>Outcome 1 – Habitats and ecosystems on land (including freshwater environments)</p> <p>1A. Better wildlife habitats with 90% of priority habitats in favourable or recovering condition and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition.</p>	<p>Promote and protect biodiversity, the safeguarding of natural habitats and designated species.</p>
Natural Environment & Rural Communities Act 2006	
<p>Section 40(1) Every public authority must in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.</p> <p>Section 40(3) Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.</p>	<p>Promote and protect biodiversity, the safeguarding of natural habitats and designated species.</p>
National Planning Policy Framework (2012) and Planning for Biodiversity and Geological Conservation: A guide to good practice (2006) ODPM	
<p>Para 7 of NPPF stresses the need for the planning system to perform a number of roles including to contributing to protecting and enhancing the natural, built and historic environment and as part of this helping to improve</p>	<p>Emerging policies should promote biodiversity conservation and</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>biodiversity.</p> <p>Para 17 of NPPF bullet 7 states that one of the 12 core planning principles is to contribute to the conservation and enhancement of the natural environment...Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.</p> <p>Para 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible contributing towards commitment to halt overall decline in biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures.</p> <p>Para 117 of the NPPF states that to minimise impacts on biodiversity planning policies should identify and map components of the local ecological network; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.</p> <p>Para 4.35 of the Good Practice Guide states that a site specific allocations document may need to indicate areas of land designated for their biodiversity value. In addition a site allocations document could be used to identify specific areas for restoration and enhancement.</p>	<p>enhancement.</p>
National Planning Practice Guidance (2014) CLG	
<p><i>Natural Environment</i></p> <p>Para 6 - local planning authorities are encouraged to consider making clear and up to date information on their identified non-designated heritage assets. In this context, the inclusion of information about non-designated assets in Local Plans can be helpful.</p> <p>Para 7 - Pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.</p> <p>Para 8 - Local planning authorities and neighbourhood planning bodies should seek opportunities to work collaboratively with other partners, including Local Nature Partnerships, to develop and deliver a strategic approach to protecting and improving the natural environment based on local priorities and evidence.</p> <p>Para 17 - Biodiversity enhancement in and around development should be led by a local understanding of ecological networks, and should seek to include:</p>	<p>Emerging policies should ensure any new development would seek to protect existing habitats and species.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> • habitat restoration, re-creation and expansion; • improved links between existing sites; • buffering of existing important sites; • new biodiversity features within development; and • securing management for long term enhancement. 	
Regional	
South East Plan (2009) SEERA	
<p><i>Environmental Report on the Revocation of the South East Plan (2011) CLG</i></p> <p>Policy NRM6 - Specific policy dealing with the Thames Basin Heaths SPA which sets out the principles of avoidance measures and exclusion zones. Intended to mitigate adverse impacts on biodiversity and European Special Protection Area.</p> <p>Revocation – Taking account of the importance of the Thames Basin Heaths Special Protection Area... the Secretary of State has decided that this policy (NRM6) will be retained. This approach reflects the fact that the policy is an agreed multi-authority approach which has been subject to significant joint working, and where a joint structure is in place (the Joint Strategic Partnership Board) which requested that the policy be saved.</p>	<p>The Thames Basin Heaths SPA should be protected from any adverse effects and future development through emerging planning policy.</p>
Thames Basin Heaths Delivery Framework (February 2009), Thames Basin Heaths Joint Strategic Partnership Board	
<p>Objectives of the Framework are to recommend: -</p> <ul style="list-style-type: none"> • A consistent approach to the protection of the SPA from the significant effects of residential • The type and extent of residential development that may have a significant effect either alone or in combination on the SPA • Key criteria for the delivery of avoidance measures 	<p>The Thames Basin Heaths SPA should be protected from any adverse effects and future development through emerging planning policy.</p>
County	
Biodiversity Planning in Surrey, Surrey Nature Partnership, May 2014	
<p>The Surrey Biodiversity Partnership has now become the Biodiversity Working Group of the Surrey Nature Partnership and is currently revising the Habitat Action Plans to align with the outcomes in Biodiversity 2020.</p> <p>The BPS:</p> <ul style="list-style-type: none"> • Aims to provide guidance to planners in Surrey to ensure that development within the county protects and enhances local biodiversity. 	<p>Ensure biodiversity is protected and conserved through emerging policies.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> Provides information on the biodiversity of Surrey, helping to identify when and where biodiversity must be protected by the planning system, as well as how to identify opportunities to deliver biodiversity enhancements in the most effective way. 	
Local	
Special Protection Area Avoidance Strategy SPD (2012) SHBC	
<p>Strategy sets out requirements of SANG and basis for requiring developer contributions to avoid impacts. Strategy also sets out basis for the Strategic Access Management & Monitoring Project (SAMM) as a further avoidance measure.</p>	<p>The Thames Basin Heaths SPA should be protected from any adverse effects and future development through emerging planning policy.</p>
Surrey Heath Core Strategy & Development Management Policies LDD (2012) SHBC	
<p>Objective 5 of the Core Strategy is to protect and enhance biodiversity within the Borough including sites of local importance for biodiversity and aim to deliver BAP targets.</p> <p>Policy CP14A states that the Borough Council will seek to conserve and enhance biodiversity and working with partners explore new opportunities for habitat creation and protection. Development that results in harm to or loss of features of biodiversity interests will not be permitted.</p> <p>Para 5.115 sets out that locally designated sites will be reviewed as part of the Site Allocations LDD.</p> <p>Policy CP13 – Green Infrastructure, states that the Borough Council will plan for a network of accessible and integrated green infrastructure across the Borough and linked to neighbouring areas.</p> <p>Policy CP2 – Sustainable Development and Design requires development to seek to reduce the risk of flooding. This would include natural flood management techniques and sustainable urban drainage systems (SUDS). SUDS will also provide opportunity for creation and improvement of biodiversity habitats.</p>	<p>Ensure emerging policies continue to support the conservation and enhancement of biodiversity as well as exploring new opportunities for habitat creation and protection.</p>
Population	
International	
EU Charter of Fundamental Rights, Legally binding as of December 2009	
<p>Contains rights and freedoms under six titles: Dignity, Freedoms, Equality, Solidarity, Citizens' Rights, and Justice.</p>	<p>Ensure individuals' rights and</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>The Charter establishes rights for every individual within the EU and sets out a series of individual rights and freedoms. It entrenches:</p> <ul style="list-style-type: none"> • All the rights found in the case law of the Court of Justice of the EU; • The rights and freedoms enshrined in the European Convention on Human Rights; • Other rights and principles resulting from the common constitutional traditions of EU countries and other international instruments; • Data protection; • Guarantees on bioethics; • Transparent administration. 	<p>freedoms set out in the Charter are considered in emerging policies.</p>
National	
National Planning Policy Framework (2012) CLG	
<p>Para 17 sets out the core principle that planning should take account of and support local strategies to improve health, social and cultural well-being for all and deliver sufficient community and cultural facilities and services to meet local needs.</p> <p>Para 69 states that planning policies and decisions should aim to achieve places which promote meetings between members of the community who would not otherwise come into contact through mixed use developments, strong neighbourhood centres; create safe and accessible environments where crime and disorder and fear of crime do not undermine quality of life or community cohesion.</p> <p>Para 70 states that planning policies and decisions should plan positively for provision and use of shared space, community facilities and other local services; guard against unnecessary loss of valued facilities and services; ensure an integrated approach to considering the location of housing, economic uses and community facilities.</p>	<p>Ensure there is sufficient provision for community facilities and local services to meet the needs of local communities throughout the borough.</p>
National Planning Practice Guidance (2014) CLG	
<p><i>Design</i></p> <p>Para 10 - It is important that crime reduction-based planning measures are based upon a clear understanding of the</p>	<p>Ensure emerging policies promote good design and development that</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>local situation.</p> <p>Para 11- The objective is to create safer places and buildings that are less vulnerable to terrorist attack and, should an attack take place, where people are better protected from its impact.</p> <p>Para 12 –</p> <ul style="list-style-type: none"> • Good design can help to create buildings and places that are for everyone. Planning can help break down unnecessary physical barriers and exclusions caused by the poor design of buildings and places. • Inclusive design acknowledges diversity and difference and is more likely to be achieved when it is considered at every stage of the development process, from inception to completion. 	<p>'designs out crime'.</p>
Planning Policy for Traveller Sites (2012, updated 2015) CLG	
<p>Para 3 states that the Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.</p> <p>Para 9 states that Local Planning Authorities should set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs...</p> <p>Para 13 sets out that Local Planning Authorities should ensure traveller sites are sustainable economically, socially and environmentally.</p>	<p>Suitable sites should be identified and allocated through the background evidence base and local plan process.</p>
Equality Strategy – Building a Fairer Britain (June 2011) Government Equalities Office	
<p>Built on 2 principles of equality: equal treatment and equal opportunity. Building a society where no one is held back because of who they are, or where they come from. The legislative foundation is in the form of the Equality Act 2010.</p> <p>Approach based on 5 supporting principles:</p> <ul style="list-style-type: none"> • Creating equal opportunities for all • Devolving power to people • Transparency • Supporting social action • Embedding equality 	<p>Address the core principles of the Equalities Strategy through equal treatment of all residents in the local plan process.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
County	
Surrey Future Project and Local Strategic Statement 2010-2020 (2010)	
Priorities include: <ul style="list-style-type: none"> • Surrey Future brings together Surrey's local authorities and business leaders to agree the investment priorities to support the county's economy; • The Surrey Local Strategic Statement is a vehicle for authorities' cooperation and joint working on strategic planning issues. 	Ensure opportunities and access to learning, health and employment are considered in emerging policies.
Local	
Surrey Heath Borough Council 5 Year Strategy (2016)	
Objectives include: - <ul style="list-style-type: none"> • Place – continued focus on our vision to make Surrey Heath an even better place to live. Clean, green and safe. Where people enjoy and contribute to a high quality of life and a sustainable future. • Prosperity – to sustain and promote our local economy so people can work and do business across Surrey Heath, promoting an open for business approach that attracts investment and complements our place. • People – to build and encourage communities where people can live happily and healthily in an environment that the Community is proud to be part of. 	Ensure opportunities and access to learning, health and employment are considered in emerging policies.
Surrey Heath Core Strategy & Development Management Policies LDD (2012) SHBC	
Objective 16 of the Core Strategy states: - Support the community through; protection from crime and fear of crime, reflection of cultural diversity, improved facilities for health, well-being and life-long learning. Para 2.16 states that the Surrey Heath populations is expected to rise from 80,314 people in 2001 to 87,500 people by 2026. Policy CP2 sets out that development is required to (v) create sustainable communities with a strong sense of place that are safe and have easy access to a range of high quality services. Policy CP3 sets out a housing target of 3,240 dwellings over the Core Strategy period and CP5 that 35% of this should be affordable. Policy CP7 sets out pitch numbers for Gypsies and Travellers at 19 pitches between 2011 and 2027 and makes provision for additional pitches in future evidence reviews. Pitches for Travelling Showman are to be considered in	Emerging policies should ensure the delivery of sufficient housing, affordable housing and gypsy and traveller sites.



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>future evidence reviews.</p> <p>Policy DM6 sets out criteria for either permitting or allocating Gypsy or Traveller pitches.</p> <p>Policy CP13 – Green Infrastructure seeks to plan for a network of accessible and integrated green infrastructure. This can help deliver opportunities for health and recreational activities.</p>	
Human Health	
National	
Equity & Excellence: Liberating the NHS White Paper (2010) DfH	
<p>The Government's objectives are to reduce mortality and morbidity, increase safety, and improve patient experience and outcomes for all.</p>	<p>Emerging policies should take account of these government objectives.</p>
Healthy Lives, Healthy People. Our Strategy for Public Health in England White Paper (2010) HM Government	
<p>Sets out a new approach to empower local communities, enable professional freedoms and unleash new ideas, while ensuring that the country remains resilient to and mitigates against current and future health threats. Key objectives are to:</p> <ul style="list-style-type: none"> • protect the population from health threats with a strong system to the frontline; • empower local leadership and encourage wide responsibility across society to improve everyone's health & wellbeing, and tackle the wider factors that influence it; • focus on key outcomes, doing what works to deliver them; • reflect the Government's core values of freedom, fairness and responsibility; • balance the freedoms of individuals and organisations with the need to avoid harm to others. 	<p>Ensure emerging policies support the aims of this strategy in promoting health and wellbeing.</p>
National Planning Policy Framework (2012) CLG	
<p>Para 120 – The effects of pollution on health...should be taken into account</p> <p>Para 123 – Planning policies and decisions should aim to; avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse effects</p>	<p>Ensure both air and noise pollution are considered in emerging policies.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
on health and quality of life arising from noise.	
National Planning Practice Guidance (2014) CLG	
<p><i>Health and Wellbeing</i></p> <p>Para 1 - Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans.</p> <p>Para 2 - The built and natural environments are major determinants of health and wellbeing.</p> <p>Para 5 - Healthy community: - a good place to grow up and grow old in ...supports healthy behaviours and supports reductions in health inequalities. It should enhance the physical and mental health of the community and, where appropriate, encourage:</p> <ul style="list-style-type: none"> • Active healthy lifestyles that are made easy through the pattern of development, good urban design, good access to local services and facilities; green open space and safe places for active play and food growing, and is accessible by walking and cycling and public transport. • The creation of healthy living environments for people of all ages which supports social interaction. 	Promote health and wellbeing through design principles.
County	
Surrey Strategic Partnership Plan 2010-2020 (2010)	
<p>Priorities include:</p> <ul style="list-style-type: none"> • promote healthy lifestyles, particularly targeting groups and communities at most risk • support more vulnerable people to live independently and have greater choice and control over their health and support arrangements 	Ensure healthy lifestyles and promoted through design policies and provision of community facilities.
Surrey's Joint Health & Wellbeing Strategy (2013), Surrey County Council (SCC)	
<p>Five priorities identified: -</p> <ul style="list-style-type: none"> • Improving children's health and wellbeing • Developing a preventative approach • Promoting emotional wellbeing and mental health • Improving older adults' health and wellbeing • Safeguarding the population 	Ensure these 5 priorities are considered in emerging planning policies.



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Local	
Surrey Heath Borough Council 5 Year Strategy (2016)	
Objectives include: - We will build and encourage communities where people can live happily and healthily by: <ul style="list-style-type: none"> • <i>We will build and encourage communities where people can live happily and healthily.</i> 	Emerging policies should aim to protect the vulnerable and wider community and promote community development.
Surrey Heath Clinical Commissioning Group Strategic Plan 2014/15–2018/19 (April 2014)	
Vision: <i>“To deliver the best possible health and wellbeing outcomes for our local community within the resources available.”</i> The objectives reflect those of Surrey’s Joint Health & Wellbeing Strategy and in addition, to improve elective care efficiency and effectiveness	Promote the health and wellbeing of local communities.
Surrey Heath Core Strategy & Development Management Policies LDD (2012) SHBC	
Objectives 16 & 17 of the Core Strategy state: - 16) Support the community through; protection from crime and fear of crime, reflection of cultural diversity, improved facilities for health, well-being and life-long learning. 17) Provide and support high quality leisure and cultural facilities that are accessible to all. Policy CP2 states (vi) Promote healthy communities through improved access and opportunities for formal and informal recreation through use of green infrastructure. Policy CP13 sets out that the Borough Council will plan for a network of accessible and integrated green infrastructure with para 5.104 recognising the support this gives to people’s quality of life.	Ensure emerging policies support healthy and happy communities with good design principles, accessibility and opportunities for recreation.
Soil	
National	
Environmental Protection Act (1990) HMSO	
To provide an improved system for the identification of land that is posing unacceptable risks to health or the environment and for securing remediation where necessary. The Environment Protection Act needs to be	Ensure emerging policies are in accordance with the Act.



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
considered in parallel with the NPPF.	
Safeguarding Our Soils: A strategy for England (April 2011), DEFRA	
<p>Vision: By 2030, all England's soils will be managed sustainably and degradation threats tackled successfully (reflected in The Natural Choice: Securing the value of nature (June 2011), DEFRA).</p> <p>Objectives to meet the vision:</p> <ul style="list-style-type: none"> • agricultural soils will be better managed and threats to them addressed; • soils will play a greater role in the fight against climate change and in helping us to adapt to its impacts; • soils in urban areas will be sufficiently valued for the ecosystem services they provide and given appropriate weight in the planning system. • where development occurs, construction practices will ensure that vital functions can be maintained; and • pollution of soils is prevented and our historic legacy of contaminated land is being dealt with. 	Emerging policies should take account of the strategy's objectives.
National Planning Policy Framework (2012) CLG	
<p>Para 109 - The planning system should contribute to and enhance the natural and local environment by; remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land where appropriate.</p> <p>Para 111 – Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed provided that it is not of high environmental value.</p>	Ensure emerging policies encourage the use of previously developed land with the exception of land that is of high environmental value.
National Planning Practice Guidance (2014) CLG	
<p><i>Natural Environment</i></p> <p>Para 25 - soil is an essential finite resource that provides important 'ecosystem services', for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution.</p>	Promote the value and conservation of soil.
County	
Surrey Minerals Plan Core Strategy DPD (2011) SCC	
<p>Policy MC4 - Efficient use of mineral resources:-</p> <ul style="list-style-type: none"> • Promotes the inclusion of policies in local authorities' plans that encourage greater efficiency in the use of materials in the design and construction of buildings and infrastructure. • Manages the strategic risks posed by demand for mineral resources to land and soils to a minimal level. 	Emerging policies should encourage greater efficiency in the use of materials in design and construction



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> To an extent, contributes to the avoidance of the risks that the maintenance and continued development of the built environment poses to the mineral resources of Surrey. 	of development in the Borough
Local	
Surrey Heath Core Strategy & Development Management Policies LDD (2012) SHBC	
<p>Policy CP1 directs development to previously developed land in the western area of the Borough and Policy CP2 requires development to ensure all land is used efficiently.</p> <p>Policy CP2 – Sustainable Development and Design requires development to seek to reduce the risk of flooding. This would include natural flood management techniques and sustainable urban drainage systems (SUDS). SUDS will also provide opportunity for creation and improvement of biodiversity habitats.</p>	Emerging policies should continue to direct development to previously developed land, particularly in the western area of the Borough.
Water	
International	
European Water Framework Directive 2000/60/EC	
<p>The purpose of this Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which:</p> <ul style="list-style-type: none"> prevents further deterioration and protects and enhances the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems; promotes sustainable water use based on a long-term protection of available water resources; aims at enhanced protection and improvement of the aquatic environment, inter alia, through specific measures for the progressive reduction of discharges, emissions and losses of priority substances and the cessation or phasing-out of discharges, emissions and losses of the priority hazardous substances; ensures the progressive reduction of pollution of groundwater and prevents its further pollution, and contributes to mitigating the effects of floods and droughts. 	Promote the sustainable use of water and aim to reduce groundwater pollution.
European Groundwater Directive 2006/118/EC	
<p>Establishes a regime which sets groundwater quality standards and introduces measures to prevent or limit inputs of pollutants into groundwater and complements the Water Framework Directive (WFD). It requires:</p> <ul style="list-style-type: none"> pollution trend studies to be carried out by using existing data and data which is mandatory by the WFD (referred to as "baseline level" data obtained in 2007-2008); 	Ensure emerging policies are compliant with the WFD.



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> • pollution trends to be reversed so that environmental objectives are achieved by 2015 by using the measures set out in the WFD; • measures to prevent or limit inputs of pollutants into groundwater to be operational so that WFD environmental objectives can be achieved by 2015; • compliance with good chemical status criteria (based on EU standards of nitrates and pesticides). 	
European Flood Risk Directive 2007/60/EC	
<p>The aim of the directive is to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. Requires Member States to first carry out a preliminary assessment by 2011 to identify the river basins and associated coastal areas at risk of flooding. For such zones they would then need to draw up flood risk maps by 2013 and establish flood risk management plans focused on prevention, protection and preparedness by 2015. The Directive applies to inland waters as well as all coastal waters across the whole territory of the EU.</p>	<p>Ensure flood risk is considered in emerging policies and development is directed to sites that are least susceptible to flooding.</p>
European Urban Wastewater Treatment Directive 1991/271/EEC	
<p>Objective of the Directive is to protect the environment from the adverse effects of waste and water discharges.</p>	<p>Encourage adequate provision for waste water management in new development.</p>
Environmental Liability Directive 2004 Directive 2004/35/EC	
<p>The Environmental Liability Directive establishes a framework based on the polluter pays principle to prevent and remedy environmental damage. The polluter pays-principle is set out in the Treaty on the Functioning of the European Union (Article 191(2) TFEU). As the ELD deals with the "pure ecological damage", it is based on the powers and duties of public authorities ("administrative approach") as distinct from a civil liability system for "traditional damage" (damage to property, economic loss, personal injury).</p>	<p>Seeks to ensure development limits ecological damage.</p>
National	
Flood & Water Management Act 2010	
<p>The Act clearly sets out which bodies are responsible for managing flood risk. The Environment Agency has a strategic overview role while local authorities have a new leadership role in local flood risk management.</p> <ul style="list-style-type: none"> • The Environment Agency is responsible for developing and applying a flood risk management strategy for 	<p>Produce an updated Strategic Flood Risk Assessment (SFRA) as part of the Council's evidence base and ensure compliance with both the</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>England and Wales. Every other agency with a flood risk management function across England and Wales must take account of this strategy;</p> <ul style="list-style-type: none"> • Lead local authorities (SCC) must develop, maintain, apply and monitor a strategy for local flood risk management in their areas. The Act specifies that the risk of flooding from surface water as well as ordinary watercourses and groundwater flows must be included in these local flood risk strategies; • Lead local authorities (SCC) must establish and maintain a register of structures which have an effect on flood risk management in their areas; • Local authorities (SHBC) are required to develop, maintain, apply and monitor a strategy for local flood risk management in their areas. These local strategies must include the risk of flooding from surface water, watercourse and groundwater flooding; • Developers of property are required to construct SUDS and local authorities (SHBC) have a duty to adopt these SUDS once completed. 	<p>national Risk Management Strategy and the SFRA in emerging policies. Liaise with SCC in order to secure SUDs on new developments.</p>
Future Water: The Government's Water Strategy for England, DEFRA (2011)	
<p>Sets a 2030 vision for water policy and management which hopes to:</p> <ul style="list-style-type: none"> • improve the quality of water environment and the ecology which it supports, continuing to provide high levels of drinking water quality; • sustainably manage risks from flooding and coastal erosion, with greater understanding and more effective management of surface water; • ensure a sustainable use of water resources, and implement fair, affordable and cost reflective water charges; • cut greenhouse gas emissions; and • embed continuous adaptation to climate change and other pressures across the water industry and water users. 	<p>Ensure the strategy is supported through emerging planning policies.</p>
The National Flood Emergency Framework for England, DEFRA, EA, Public Health England (2013, updated 2014)	
<p>The National Flood Emergency Framework's Strategic objective is to <i>protect human life and alleviate suffering; and, as far as possible, property and the environment</i>. In doing so, it covers the development, maintenance, testing and, where necessary, implementation of operational response arrangements that are:</p> <ul style="list-style-type: none"> • able to respond promptly to any changes in alert levels; • developed on an integrated basis, combining local flexibility with national consistency and equity; 	<p>Consider flood risk through emerging policies and in the allocation of development sites to prevent flood emergencies.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> • capable of implementation in a flexible, phased, sustainable and proportionate way; • based on the best available scientific evidence; • based on existing services, systems and processes wherever possible, augmenting, adapting and complementing them as necessary to meet the unique challenges of a flood emergency; • understood by, and acceptable to, emergency planners and responders; • designed to promote the earliest possible return to normality. 	
National Planning Policy Framework (2012) & Technical Guidance to the National Planning Policy Framework (2012)	
<p>Para 100 - Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Local Plans should apply a sequential, risk based approach to the location of development to avoid where possible flood risk to people and property...</p> <p>Para 101 – Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.</p>	<p>Ensure flood risk is considered in emerging policies and development is directed to sites that are least susceptible to flooding.</p>
National Planning Practice Guidance (2014) CLG	
<p><i>Water Supply, Wastewater and Water Quality – Considerations in Plan Making</i></p> <p>With regard to water quality, plan-making may need to consider:</p> <ul style="list-style-type: none"> • How to help protect and enhance local surface water and groundwater... • The type or location of new development... • Expectations relating to SUDs... <p><i>Flood Risk & Coastal Change</i></p> <p>The main steps... are designed to ensure that if there are better sites in terms of flood risk, or a proposed development cannot be made safe, it should not be permitted.</p>	<p>Produce an updated Strategic Flood Risk Assessment (SFRA) as part of the Council's evidence base and ensure compliance with both the national Risk Management Strategy and the SFRA in emerging policies. Ensure flood risk is considered in emerging policies and development is directed to sites that are least susceptible to flooding.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> Assess flood risk: Local planning authorities undertake a SFRA to fully understand the flood risk in the area to inform Local Plan preparation Avoid flood risk: ...apply a sequential approach to site selection so that development is... located where the risk of flooding is lowest. Manage and Mitigate flood risk: ...ensure development is appropriately flood resilient and resistant, safe for its users... and will not increase flood risk overall. 	
Regional	
Thames Catchment Flood Management Plan (2009) Environment Agency	
<p>CFMPs aim to promote more sustainable approaches to managing flood risk. Sets policies on managing flood risk within the catchment with key partners, identifying the following partners in the Surrey Heath area: local authorities, local communities and Natural England. Surrey Heath is identified as having 250-500 properties at risk in a 1% annual probability of river flood.</p>	<p>Ensure emerging policies are compliant with the CFMP and other partners listed in managing flood risk.</p>
Thames River Basin District Flood Risk Management Plan (2016)	
<p>Information on flood risk for the Thames river basin district from 2015 to 2021 and a summary of the aims and actions needed to manage the risk.</p>	<p>Ensure any relevant policies take account of the objectives within the Flood Risk Management Plan.</p>
County	
Surrey Local Flood Risk Management Strategy (2012) SCC	
<p>The 2012/2013 objectives for the Surrey Local Flood Risk Management Strategy are:</p> <ul style="list-style-type: none"> To make it easier for risk management authorities to work together To clarify roles & responsibilities of all stakeholders To provide a clear overview of levels of risk throughout the county, to enable wider understanding of those risks To consider flooding issues at a catchment level To reflect & action concerns of residents & businesses To provide a robust approach to the prioritisation of spending on schemes intended to reduce flood risk To highlight how residents & businesses can help manage risk To ensure environmental consequences are taken into account in the design & implementation of any proposed flood risk management measures To develop an annual action plan of priority actions based on the principles set out within the strategy 	<p>Ensure emerging policies comply with the strategy.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
Local	
Strategic Flood Risk Assessment (2015) SHBC	
<p>The combined effects of increased urbanisation and climate change mean that flood risk is likely to rise in the foreseeable future. Although flooding cannot be wholly prevented, its impacts can be alleviated through good planning and management.</p>	<p>Ensure emerging policies comply with the results of the SFRA in applying a sequential approach to site selection so that development is located where the risk of flooding is lowest.</p>
Surrey Heath Core Strategy & Development Management Policies LDD (2012) SHBC	
<p>Policy CP2 requires development to reduce the risk of all types of flooding and improve water quality.</p> <p>Policy DM9 requires water efficiency standards in line with Code for Sustainable Homes Level 3-4 from 2011 to 2013 and levels 5-6 by 2016.</p> <p>Policy DM10 sets out that development will not be supported in flood zones 2 or 3 or on sites on 1ha or at risk from other sources of flooding unless a sequential and/or exception test is passed. Development should incorporate appropriately designed SUDS at a level appropriate to the scale of development. Development seeking to restore functional floodplain will be encouraged.</p>	<p>Emerging policies should continue to support a reduction in flood risk.</p>
Air Quality	
International	
European Air Quality Directive 2008/50/EC	
<p>Merges most existing legislation into a single directive which has the following aims:</p> <ul style="list-style-type: none"> • defining and establishing objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole; • assessing the ambient air quality in Member States on the basis of common methods and criteria; • obtaining information on ambient air quality in order to help combat air pollution and nuisance and to monitor long-term trends and improvements resulting from national and Community measures; • ensuring that such information on ambient air quality is made available to the public; • maintaining air quality where it is good and improving it in other cases; • promoting increased cooperation between the Member States in reducing air pollution. 	<p>Promote sustainable transport and consider where development is located in relation to existing infrastructure and access, which can directly affect air quality levels.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
National	
The Air Quality Strategy for England, Scotland, Wales & Northern Ireland (2007) DEFRA	
<p>Primary objective is to ensure that all citizens should have access to outdoor air without significant risk to their health, where this is economically and technically feasible.</p>	<p>Consider where development is located in relation to existing infrastructure and accessibility to recreational green space.</p>
National Planning Policy Framework (2012) CLG	
<p>Para 95 – Local Planning Authorities should plan for new development in locations and ways which reduce greenhouse gas emissions.</p> <p>Para 109 – The planning system should contribute and enhance the natural and local environment by...preventing both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of soil, air, water or noise pollution.</p> <p>Para 124 – Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.</p>	<p>Consider the location of development and the impact this will have upon air quality in emerging planning policies.</p>
National Planning Practice Guidance (2014) CLG	
<p>Air Quality</p> <p>Para 2 - Local Plans can affect air quality in a number of ways, including through what development is proposed and where, and the encouragement given to sustainable transport. Drawing on the review of air quality carried out for the local air quality management regime, the Local Plan may need to consider:</p> <ul style="list-style-type: none"> • the potential cumulative impact of a number of smaller developments on air quality as well as the effect of more substantial developments; • the impact of point sources of air pollution; and, • ways in which new development would be appropriate in locations where air quality is or is likely to be a concern and not give rise to unacceptable risks from pollution. 	<p>Consider the location of development and the impact this will have upon air quality in emerging planning policies.</p>
County	
Surrey Transport Plan: Air Quality Strategy (2016) SCC	
<p>The Air Quality Strategy has one overriding aim and lists three objectives in order to meet that aim: To improve air</p>	<p>Promote sustainable methods of transport throughout the Borough</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>quality in AQMAs on the county road network.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Working with the accountable borough or district council for each designated Air Quality Management Area (AQMA), to incorporate physical transport measures in the borough or district council's Infrastructure Delivery Plan... and agree options for supporting smarter travel choices... in order to reduce air pollution from road traffic sources; • To provide assistance to the borough and district councils in producing their review and assessment reports, and Action Plan progress reports; and, • To consider air quality impacts when identifying and assessing transport measures in Surrey. 	<p>and to neighbouring centres/authorities.</p>
Climate	
International	
Kyoto Protocol on Climate Change, Doha Amendment 2012	
<p>International agreement linked to the United Nations Framework Convention on Climate Change, which commits its Parties by setting internationally binding emission reduction targets. Target – to reduce emissions by 12.5% below 1990 levels (ended 2012).</p> <p>The 2012 Doha Amendment to the Kyoto Protocol includes: a revised list of greenhouse gases to be reported on by Parties in the second commitment period; and amendments to several articles of the Kyoto Protocol pertaining to the first commitment period and which needed to be updated for the second commitment period. UK target yet to be determined.</p>	<p>Ensure climate change and its causes are considered in emerging policies.</p>
EU 2030 Energy Strategy, European Commission 2014	
<p>Targets to be met by 2030:</p> <ul style="list-style-type: none"> • a 40% cut in greenhouse gas emissions compared to 1990 levels at least a 27% share of renewable energy consumption • a 30% improvement in energy efficiency (compared to projections) 	<p>Ensure emerging policies contribute toward meeting the Energy Strategy's targets.</p>
National	
Climate Change Act 2008	
<p>The Act sets provisions to manage and respond to climate change in the UK through: setting ambitious targets, assuming powers to help achieve them, strengthening the institutional framework, enhancing the UK's ability to</p>	<p>Ensure emerging policies contribute</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>adapt to the impact of climate change and establishing clear and regular accountability to the UK, Parliament and devolved legislatures.</p> <p>The target for 2050: Ensure the net UK carbon account for the year 2050 is at least 80% lower than the 1990 baseline. This can be achieved by improving carbon management and helping the transition towards a low carbon economy in the UK.</p>	<p>toward and do not conflict with the targets of the Climate Change Act.</p>
National Planning Policy Framework (2012) CLG	
<p>Para 17 – one of the core planning principles is: -</p> <p>Support the transition to a low carbon future in a changing climate...</p> <p>Para 94 - Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change...</p> <p>Para 95 & 97 - Local Planning Authorities should: -</p> <ul style="list-style-type: none"> • Plan for new development in locations and ways which reduce greenhouse gas emissions • Actively support energy efficiency improvements • Have a positive strategy to promote energy from renewable and low carbon sources • Consider identifying suitable areas for renewable and low carbon energy sources • Support community led initiatives for renewable and low carbon energy • Para 99 – Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. 	<p>Ensure emerging policies take account of methods to mitigate and adapt to climate change. Consider the location of development in order to reduce emissions and promote renewable and low carbon energy sources.</p>
National Planning Practice Guidance (2014) CLG	
<p><i>Climate Change</i></p> <p>Para 1 - In addition to the statutory requirement to take the Framework into account in the preparation of Local Plans, there is a statutory duty on local planning authorities to include policies in their Local Plan designed to tackle climate change and its impacts.</p> <p>Para 3 - There are many opportunities to integrate climate change mitigation and adaptation objectives into the Local Plan. Examples of mitigating climate change by reducing emissions:</p> <ul style="list-style-type: none"> • Reducing the need to travel and providing for sustainable transport • Providing opportunities for renewable and low carbon energy technologies • Providing opportunities for decentralised energy and heating 	<p>Ensure emerging policies take account of the need to tackle climate change and its impacts.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> Promoting low carbon design approaches to reduce energy consumption in buildings, such as passive solar design 	
County	
Surrey Transport Plan: Climate Change Strategy (2011) SCC	
<p>The aim of this strategy is to reduce carbon dioxide emissions from transport in Surrey and manage climate risks posed to transport infrastructure and transport services.</p> <p>This will be achieved through the following objectives:</p> <ul style="list-style-type: none"> Reduce distance travelled by reducing the need to travel Increase the proportion of travel by sustainable modes such as walking and cycling, maintain public transport patronage and increase vehicle occupancy Switch to lower carbon vehicles, encourage efficient driving and manage traffic flows Reduce energy use of highway infrastructure and transport services Manage the risks posed to transport, by forecasted effects of climate change 	<p>Ensure the aim of the strategy is considered in emerging policies and in terms of where development is located.</p>
Surrey County Council Rights of Way Improvement Plan	
<p>The Plan, forms part of the Surrey Transport Plan. Rights of Way Improvement Plans are intended to be the main way in which local highway authorities identify the changes that need to be made to the local rights of way network to make it more useful to the public.</p> <p>The Plan:</p> <ul style="list-style-type: none"> Refers to other relevant plans and strategies that may affect use of the network, including structure plans; local plans; healthy living; leisure; tourism; transport and community strategies Assesses where the existing rights of way network is considered to be deficient and where it could be changed to better reflect current needs Assesses the extent to which the rights of way network is accessible to blind and partially sighted people and those with mobility problems Indicates how any identified deficiencies could be remedied 	<p>Liaise with Surrey County Council to ensure the Local Plan supports and does not impede upon Rights of Ways in the Borough.</p>
Local	
Surrey Heath Core Strategy & Development Management Policies LDD (2012) SHBC	
<p>Objective 10 – To minimise impact on climate change and to minimise effect of climate change upon the Borough through a reduction in greenhouse gas emissions and adoption of more environmentally friendly technologies and</p>	<p>Ensure emerging policies continue to account for minimising the</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>practices in both new and existing developments.</p> <p>Policy CP2 requires development to contribute to a reduction in CO2 emissions, include decentralised renewable and low carbon energy and be climate change resilient.</p> <p>Policy DM7 requires development to reduce its CO2 emissions in line with national targets and Policy DM8 supports schemes for standalone decentralised, renewable and low carbon energy including support for small scale community led initiatives.</p> <p>Policy DM9 requires water efficiency standards to be met and DM10 requires SUDS to a scale appropriate to the development.</p>	<p>impacts of climate change.</p>
<p>Material Assets</p>	
<p>National</p>	
<p>Community Infrastructure Levy (CIL) Regulations 2010 (as amended)</p>	
<p>Regulations make provision for the setting out of a charging schedule for local authorities to charge developers monies towards local or sub-strategic infrastructure.</p>	<p>Continue to monitor the approach of how CIL monies will be prioritised as set in the adopted Infrastructure Delivery Supplementary Planning Document (SPD) (2014) SHBC and CIL Charging Schedule.</p>
<p>National Planning Policy Framework (2012) CLG</p>	
<p>Para 50 - To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive mixed communities, local planning authorities should: -</p> <p>-Plan for a mix of housing based on current and future demographic trends, market trends and needs of different groups...</p> <p>-Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p>	<p>Ensure emerging policies take account of a range of opportunities for home ownership, a mix of housing type, size and tenure and plan for future demographic needs in the Borough.</p>
<p>National Planning Practice Guidance (2014) CLG</p>	
<p>Sets out guidance on implementing CIL. Explains how CIL should be collected, what kind of development is liable,</p>	<p>Continue to monitor the approach of</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
the stages of the process, how the levy relates to planning permission and how charging schedules should be prepared.	how CIL monies will be prioritised.
County	
Surrey Minerals Plan: Core Strategy (2011) Surrey County Council	
<p>Vision: - Exploitation of mineral resources and other mineral development in Surrey should be efficient, environmentally responsible, adequate, as far as possible, to meet the needs of the economy and should not impose significant adverse impacts on the community.</p> <p>This is encompassed in the following: - reducing demand for primary minerals by encouraging efficient use of resources and recycled materials, where appropriate, in preference to excavating new resources.</p>	Ensure policies are in accordance with the Surrey Minerals Plan.
Local	
Surrey Heath Infrastructure Delivery Supplementary Planning Document (SPD) (2014) SHBC	
Sets out the approach to delivering infrastructure required to support the Spatial Strategy outlined in the Surrey Heath Core Strategy and Development Management Policies DPD for the plan period 2011-2028. Identifies Surrey Heath's approach to delivering infrastructure priorities and S106 planning obligations after the implementation of CIL.	Ensure emerging policies comply with the approach set out in this document to delivering infrastructure.
Community Infrastructure Levy Charging Schedule (2014) SHBC	
Sets the chargeable rate of CIL per square metre by type of development, area of the Borough and Suitable Alternative Natural Greenspace (SANG) provision. The Council's Regulation 123 list sets out the infrastructure projects that may be funded or part funded through CIL. This prioritises SANG, open space and local transport projects.	Regularly review the priorities in the Regulation 123 list to ensure they are still of greatest significance.
Surrey Heath Core Strategy & Development Management Policies LDD (2012) SHBC	
Policy CP3 sets a target of 3,240 net additional dwellings in Surrey Heath between 2011 and 2028. Policy CP5 sets out that 35% of all housing should be affordable (this will now only be applied on development sites of more than 10 dwellings following NPPG updates).	Ensure emerging policies continue to take account of a range of opportunities for home ownership.



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
Cultural Heritage (including Architectural & Archaeological Heritage)	
National	
National Planning Policy Framework (2012) CLG	
<p>Para 17 core planning principles – conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.</p> <p>Para 126 - Local planning authorities should set out in their Local Plans a positive strategy for the conservation and enjoyment of the historic environment...</p> <p>Para 156 - Local planning authorities should set out the strategic priorities for the area including... conservation and enhancement of the natural and historic environment including landscape.</p>	<p>Ensure emerging policies take account of the conservation and enjoyment of the historic environment.</p>
National Planning Practice Guidance (2014) CLG	
<p><i>Conserving and Enhancing the Historic Environment</i></p> <p>Para 4 (Referring to NPPF para 126) - In developing their strategy, local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets.</p> <p>Para 6 - local planning authorities are encouraged to consider making clear and up to date information on their identified non-designated heritage assets. In this context, the inclusion of information about non-designated assets in Local Plans can be helpful.</p>	<p>Identify opportunities for the conservation and enhancement of heritage assets. Emerging policies should also reference non-designated heritage assets.</p>
Landscape/Townscape	
International	
The European Landscape Convention (2004)	
<p>The aims of the Convention are to promote landscape protection, management and planning, and to organise European co-operation on landscape issues.</p>	<p>Promote the value and importance of the Borough's landscape. Consider the implementation of a Landscape Character Area</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
	Assessment and strategy.
National	
National Planning Policy Framework (2012) CLG	
<p>Para 17 core planning principles – Take account of the different roles and character of different areas, promoting the vitality of main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside...</p> <p>Para 57 – It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p> <p>Para 109 – The planning system should contribute to and enhance the natural and local environment by: -</p> <p>-protecting and enhancing valued landscapes, geological conservation interest and soils</p> <p>Para 110 – Plans should allocate land with the least environmental or amenity value.</p>	<p>Ensure emerging policies contribute to and enhance the natural and local environment and development is allocated on land with the least environmental or amenity value.</p>
National Planning Practice Guidance (2014) CLG	
<p><i>Natural Environment</i></p> <p>Para 1 - Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.</p> <p>- Where appropriate, landscape character assessments should be prepared to complement Natural England's National Character Area profiles.</p> <p><i>Design</i></p> <p>Para 6 - Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.</p>	<p>Consider the implementation of a Landscape Character Area Assessment and strategy.</p>
County	
Surrey Rural Strategy 2010-2015 (2010) Surrey Rural Partnership	
A new Rural Strategy for Surrey is being developed to run from 2015 to 2020. The current Surrey Rural Strategy	Ensure emerging policies support



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>sets out a number of strategic objectives and action programmes over five years to address these objectives and work towards the achievement of a more sustainable future, whether social, economic or environmental for Surrey's rural areas.</p> <p>The aims of the Rural Strategy are to:</p> <ul style="list-style-type: none"> • ensure active participation of all those concerned with actions to sustain Surrey's rural communities, rural economy, rural environment and countryside access • promote thriving rural communities with a high level of self-reliance and security, and good access to high quality public services • encourage a diverse and vibrant rural economy supporting stable levels of employment • Conserve the rural environment in sustainable ways, to enhance it where appropriate, maintain and improve biodiversity and enable local people and visitors to enjoy it for leisure and recreation. 	<p>the aims of the Rural Strategy.</p>
<p>Surrey Landscape Character Assessment (2015)</p>	
<p>The Surrey Landscape Character Assessment (LCA) is a comprehensive assessment of the landscape character of the county. It takes account of the framework of the National Character Areas recently reviewed by Natural England and describes variations in the landscape character at a county level.</p> <p>The Surrey Landscape Character Assessment forms part of the evidence base from which development and management strategies can be derived, with particular reference to the conservation, enhancement or restoration of the landscape. This fulfils one of the core principles in national planning policy to recognise the intrinsic character and beauty of the countryside, and the requirement for Local Plans to include policies for the conservation and enhancement of the natural environment, including landscape.</p>	<p>Include a Local Plan policy for the conservation and enhancement of the natural environment, including landscape.</p>
<p>Local</p>	
<p>Surrey Heath 5 Year strategy (2016)</p>	
<p>Relevant objectives include:</p> <ul style="list-style-type: none"> • Protect, manage, maintain and enhance our parks and public open spaces including the provision of quality leisure facilities; • Encourage sustainable living and construction by promoting high quality building standards. 	<p>Ensure good design and the quality of the environment is considered in emerging policies.</p>
<p>Western Urban Area Character Supplementary Planning Document (2012) SHBC</p>	
<p>This Character SPD:</p> <ul style="list-style-type: none"> • Identifies areas within the Western Urban Area which have a similar character and defines the key features 	<p>Ensure emerging policies take account of local distinctiveness and</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>which contribute to this character;</p> <ul style="list-style-type: none"> Identifies how new development should respond to its context and create or re-inforce local distinctiveness. 	<p>urban as well as rural character.</p>
<p>Lightwater Village Design Statement Supplementary Planning Document (2007)</p>	
<p>The objective of the Village Design Statement SPD is:</p> <ul style="list-style-type: none"> 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. 	<p>Ensure emerging policies take account of local distinctiveness of Lightwater</p>
<p>West End Village Design Statement Supplementary Planning Document (2016)</p>	
<p>The objective of the Village Design Statement SPD is:</p> <ul style="list-style-type: none"> To protect and enhance the local distinctiveness of West End, in respect of its built environment and landscape, through guiding new development and other changes to the environment. 	<p>Ensure emerging policies take account of local distinctiveness of West End</p>
<p>Surrey Heath Core Strategy & Development Management Policies LDD (2012) SHBC</p>	
<p>Policy DM9 requires development to respect and enhance the local, natural and historic environment in a rural or urban setting. DM9 also requires protection for trees and other vegetation worthy of retention and provision of high quality hard and soft landscaping.</p> <p>DM15 seeks to resist the loss or fragmentation of existing urban green space areas.</p>	<p>Ensure development respects local distinctiveness, its surrounding environment and setting.</p>
<p>Economy & Employment</p>	
<p>National</p>	
<p>The Plan for Growth (March 2011) HM Treasury</p>	
<p>To make the UK one of the best places in Europe to start, finance and grow a business:</p> <ul style="list-style-type: none"> radical changes to the planning system to support job creation by introducing a powerful presumption in favour of sustainable development; opening up more land for development, while retaining existing controls on Green Belt land; introducing new land auctions starting with public sector land; consulting on the liberalisation of use classes; and ensuring all planning applications and appeals will be processed in 12 months and major 	<p>Positively promote economic growth, particularly in locations accessible to strategic transport networks.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
infrastructure projects will be fast-tracked	
National Planning Policy Framework (2012) CLG	
<p>Para 17 core planning principles – proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.</p> <p>Para 19 – To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business...</p> <p>Para 20 – Planning policies should recognise and seek to address potential barriers to investment...</p> <p>Para 21 – In drawing up Local Plans, local planning authorities should: -</p> <ul style="list-style-type: none"> -set criteria or identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the plan period. -identify and plan for new or emerging sectors likely to locate to an area. <p>Para 22 – Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.</p> <p>Para 28 – Planning policies should support economic growth in rural areas...</p>	<p>Ensure that strategic employment sites for local and inward investment are identified in the local plan process. Establish future demand for economic growth in the Borough and plan proactively to ensure this can be met. Ensure the Council's employment evidence base is updated with a Joint Employment Land Review for the Functional Economic Area.</p>
National Planning Practice Guidance (2014) CLG	
<p><i>Housing and economic development needs assessments</i></p> <p>Para 30 - In understanding the current market in relation to economic and main town centre uses, plan makers should liaise closely with the business community to understand their current and potential future requirements.</p> <p>Para 33 - The increasing diversity of employment generating uses requires different policy responses and an appropriate variety of employment sites. The need for rural employment should not be overlooked.</p>	<p>Plan for a diverse range of business sectors that require a range of employment sites.</p>
Local	
Surrey Strategic Partnership Plan 2010-2020 (2010)	
Objective: We will sustain and promote our local economy so that our people can work and do business across Surrey Heath.	Ensure the properties of the plan are



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
	addressed through emerging policies.
Surrey Heath Borough Council 5 Year Strategy (2016)	
<p>Objectives include: - We will sustain and promote our local economy so that our people can work and do business across Surrey Heath</p> <p>Priorities include: - Improve learning, health and employment outcomes for children and young people, particularly the vulnerable and disadvantaged</p>	Support the priorities of the 5 Year Strategy through emerging policies.
Surrey Heath Core Strategy & Development Management Policies LDD (2012) SHBC	
<p>Objective 12 – Maintain the economic role of the Borough within the Western Corridor and Blackwater Valley sub-region.</p> <p>Policy CP2 seeks development to promote smart economic growth which aims to supply a range of accessible employment opportunities, life-long learning and skills.</p> <p>Policy CP8 seeks to make provision for 7,500 new jobs to 2027.</p> <p>Policy DM1 supports the rural economy in particular farm diversification or adaptation/conversion of buildings for economic purposes.</p> <p>DM12 support the retail function of District/Local Centres and neighbourhood parades.</p>	Ensure economic growth and prosperity remain key themes in emerging policies.
Transport	
National	
Door to Door: A Strategy For Improving Sustainable Transport Integration (2013) Department For Transport	
<p>This document sets out a strategy in order to achieve improved integration of transport which sets out to:</p> <ul style="list-style-type: none"> • make use of current and new technologies to give travellers access to the information they need to plan sustainable door-to-door journeys • improve ticketing choices and payment options so that more people can travel with a single transaction across multiple modes of transport; • increase choice through better connectivity and efficiency on transport; and 	Ensure emerging policies support the aims of the Strategy.



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> • make it easier to change between different modes of transport during a journey. • 	
National Planning Policy Framework (2012) CLG	
<p>Para 29 – The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.</p> <p>Para 30 – In preparing Local Plans local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.</p> <p>Para 34 - Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport maximised.</p>	<p>Emerging policies should support improved public transport and in particular sustainable transport modes. Accessibility should be a key consideration in where development will be allocated with particular regard to a reduced need to travel and good accessibility to sustainable modes of transport</p>
National Planning Practice Guidance (2014) CLG	
<p><i>Travel plans, transport assessments and statements in decision-taking</i></p> <p>Para 6 - Travel Plans, Transport Assessments and Statements can positively contribute to:</p> <ul style="list-style-type: none"> • encouraging sustainable travel; • lessening traffic generation and its detrimental impacts; • reducing carbon emissions and climate impacts; • creating accessible, connected, inclusive communities; • improving health outcomes and quality of life; • improving road safety; and • reducing the need for new development to increase existing road capacity or provide new roads. <p>Local planning authorities and developers should both consider the wider benefits of Travel Plans, Transport Assessments and Statements such as helping to promote the attractiveness of a district or site to new visitors and releasing land for development that would otherwise be taken up by required related parking.</p>	<p>Ensure emerging policies support the overarching objectives to be considered in Transport Plans listed in the NPPG.</p>
County	
Surrey Transport Plan (2014) SCC	
<p>Vision – To help people to meet their transport and travel needs effectively, reliably, safely and sustainably</p> <p>Objectives:</p>	<p>Ensure emerging policies support the objectives of the Surrey</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> • Effective transport: To facilitate end-to-end journeys for residents, business and visitors by maintaining the road network, delivering public transport services and, where appropriate, providing enhancements. • Reliable transport: To improve the journey time reliability of travel in Surrey. • Safe transport: To improve road safety and the security of the travelling public in Surrey. • Sustainable transport: To provide an integrated transport system that protects the environment, keeps people healthy and provides for lower carbon transport choices. 	Transport Plan.
Local	
Surrey Heath Core Strategy & Development Management Policies LDD (2012) SHBC	
<p>Objective 11 – Improve travel choice and transport services to encourage sustainable travel patterns and, in particular reduce reliance on the private car.</p> <p>Policy CP11 states that working with partners the Borough Council will support proposals to improve public transport and will seek improvements to better integrate walking and cycling routes and facilities. Development generating a high number of trips will be directed toward previously developed land in sustainable locations.</p>	Reflect the aims of the Core Strategy policies in emerging policies, ensuring more sustainable modes of transport and better integrated transport networks are promoted.
Waste	
International	
European Waste Framework Directive 2008/98/EC	
This Directive lays down measures to protect the environment and human health by preventing or reducing the adverse impacts of the generation and management of waste and by reducing overall impacts of resource use and improving the efficiency of such use.	Ensure that emerging policies take consideration of the environment and human health by aiming to reduce waste production where possible.
National	
Waste Management Plan For England (2013) DEFRA	
The plan does not introduce new policies or change the landscape of how waste is managed in England. Its core aim is to bring current waste management policies under the umbrella of one national plan. It provides the planning framework to enable local authorities to put forward strategies that identify sites and areas suitable for new or enhanced facilities to meet the waste management needs of their areas. Once finalised, the updated policy will replace Planning Policy Statement (PPS) 10 as the national planning policy for sustainable waste management.	Consider the aims of the plan in emerging policies.



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p><i>PPS 10: Planning for Sustainable Waste Management (2011) CLG Help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but which is adequately catered for.</i></p>	
County	
Surrey Waste Plan (2008) SCC	
<p>The vision for the development of waste management facilities is: -</p> <ul style="list-style-type: none"> • to protect human health and the environment by producing less waste and by using it as a resource wherever practicable; and • to deliver new and enhanced waste management facilities of the right type, in the right place and at the right time. 	<p>Ensure that emerging policies support the vision and aims of the plan.</p>
A Plan for Waste Management: joint municipal waste management strategy (2010) Surrey Waste Partnership	
<p>Vision: For a County in which resources are used and managed efficiently so that by 2026:</p> <ul style="list-style-type: none"> • the amount of waste produced will continue to be reduced or reused materials reused, recycled or composted will exceed 70% • the environment will be protected and enhanced for future generations 	<p>Emerging policies should be in accordance with the vision and aims of the management plan.</p>
Local	
Surrey Heath Core Strategy & Development Management Policies LDD (2012) SHBC	
<p>Objective 9 – To support the development of a waste strategy that improves levels of recycling and minimises waste production.</p> <p>Policy DM9 seeks development to incorporate measures for waste storage including recyclable waste.</p>	<p>Ensure emerging policies continue to support county and national waste management plans.</p>



Baseline Information

- 2.1 In order to be able to predict and monitor the effects of an emerging Local Plan it is necessary to have an understanding of the Borough's current position or baseline across a full range of indicators.
- 2.2 The baseline position has been set out in a series of thematic areas (including the receiving environments as contained within Annex I(f) of the SEA Directive and Social/Economic criteria). This section will set out the likely future conditions including the effects associated with implementing a new Local Plan.

Area description

- 2.3 The Borough of Surrey Heath lies in the north-west corner of Surrey and adjoins the counties of Hampshire and Berkshire. The western half of the Borough is mainly urban in character and comprises: Camberley, Frimley, Frimley Green, Mytchett and Deepcut. The eastern half of the Borough is predominantly countryside and/or Green Belt and includes the settlements of Bagshot and Lightwater and the villages of Bisley, Chobham, West End and Windlesham, including Snows Ride. In total the Borough covers some 9,507ha.
- 2.4 The Borough can be defined by three main landscape areas. The west of the Borough is defined by the lower lying Blackwater Valley which has been subject to extensive urban development over the last 50 years. The central area of the Borough is characterised by elevated ridge plateaus known as the Chobham ridges which support a predominantly heathland habitat. The third area to the east encompasses the river valleys of the Windlebrook/Halebourne/Millbourne and The Bourne.
- 2.5 The heathland areas in the Borough are internationally designated Special Protection Areas (SPA) and/or Special Areas of Conservation (SAC) which are also Sites of Special Scientific Interest (SSSI), and an additionally designated National Nature Reserve at Chobham Common. These areas take up approximately 23% of land in Surrey Heath. There are also numerous locally designated Sites of Nature Conservation Importance (SNCI) and one designated Local Nature Reserve (LNR). The heathland habitat is home to three protected species of ground nesting bird namely Woodlark, Nightjar and Dartford Warbler.
- 2.6 The M3 motorway is a major strategic transport route stretching from London to Southampton which crosses through the Borough from east to west and abuts the settlements of Camberley, Frimley, Bagshot and Lightwater. Other major highways which run through the Borough include the A331 Blackwater Relief Road which runs north to south along the western boundary, the A322 which connects junction 3 of the M3 with the towns of Bracknell to the North and Guildford to the South. The A30 runs east to west through the Borough and connects the Blackwater Valley with London and the South West of England.
- 2.7 Surrey Heath is served by three rail stations at Bagshot, Camberley and Frimley with trains operating on a branch line service between Ascot and Guildford. There are very limited direct links to London and as such commuters are required to change or commute to stations in neighbouring authority areas with faster services to London such as Farnborough, Brookwood or Sunningdale.
- 2.8 Fair Oaks Airport lies in the East of the Borough close to the boundary with Runnymede and Woking Boroughs. The airport was identified in the Surrey Heath Local Plan 2000 as a Major Developed Site in the Green Belt.



Baseline Environment, Issues & Problems

- 2.9 An analysis of the baseline environment has been broken down into key thematic areas. For ease of reading the baseline and future trends for implementation of a new Local Plan are summarised in Table 2-2 with a more in depth analysis of each thematic area set out after. Each theme also highlights current issues and problems.



Table 2-2: Summary of Baseline & Future Trends

Table Key

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

Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
Biodiversity (including fauna & flora)					
Thames Basin Heaths Special Protection Area (SPA) No increase in visitor numbers to the SPA	Number of people entering the SPA during 16 two hour samples forming a visitor survey	835 recorded visitors to the SPA in Surrey Heath according to a 32 hour survey sample period (2012/2013 dependent on specific location)	-	-	The figure of 835 visitors to the SPA in the Borough is comparable to the 816 visitors recorded in the previous survey conducted in 2005, with a marginal 2.3% increase in visitor numbers. The 2012/13 surveys were designed to replicate those held in 2005, both containing 16 two hour periods over 4 days at seven different entrances to the SPA in Surrey Heath. A report commissioned by Natural England, <i>Results of the 2012/13 visitor survey on the Thames Basin Heaths Special Protection Area (SPA)</i> states that <10% increase in the total count of visitors surveyed should be attributed to either location specific factors or unquantifiable sampling variation. Therefore a 2.3% increase in visitors during the 2012/13 survey does not demonstrate an overall increase in visitors to the SPA since 2005.
Condition status of SSSI PSA target of 95% of SSSI unit to be in 'Favourable' or 'Unfavourable Recovering' status					



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
SSSI Unit	Indicator	Quantified Data (condition)	Current Trend	Future Trend	
Broadmoor to Bagshot Woods & Heaths	% of SSSI unit in favourable or unfavourable recovering status	100% favourable or unfavourable recovering	-	-	Current baseline information suggests the majority of SSSI units are improving or meet PSA targets. Broadmoor to Bagshot Woods and Heaths has been in consistently good condition in recent years. When last reviewed in 2014, the SSSI was in 100% favourable or unfavourable recovering condition and it remains in this position in 2016.
Colony Bog to Bagshot Heath	% of SSSI unit in favourable or unfavourable recovering status	99% favourable or unfavourable recovering	-	-	Since 2014, Colony Bog to Bagshot Heath has retained its status at 99% favourable or unfavourable recovering condition. See page 35 of AMR
Ash to Brookwood Heaths	% of SSSI unit in favourable or unfavourable recovering status	99% favourable or unfavourable recovering	✓	-	The status of Ash to Brookwood Heaths has improved since 2014 from 93% to 99% favourable or unfavourable recovering condition, demonstrating a positive trend.
Chobham Common	% of SSSI unit in favourable or unfavourable recovering status	100% favourable or unfavourable recovering	-	-	The situation at Chobham Common has been retained at 100% favourable or unfavourable recovering.
Basingstoke Canal	% of SSSI unit in favourable or unfavourable recovering status	27% favourable or unfavourable recovering	-	?	Basingstoke Canal remains in the same condition with only 27% of the SSSI at favourable or unfavourable recovering status. The Future trend for the SSSIs' condition is generally positive as it is considered that management regimes are likely to be implemented which will steadily bring about improvements. The situation for Basingstoke Canal has remained static since 2010 largely due to overshadowing of the canal from trees which deposit leaf litter resulting in the re-suspension of solids in the water column. The other SSSIs displaying constant trends of 'no change' have reached the required PSA target. Due to new inflows, there is limited impact on acidity from ground and surface water flows and



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
					contamination by road salt.
SNCIs Retain all 56 (100%) of Surrey Heath's SNCIs in favourable condition	Condition by individual site and % of sites in favourable or unfavourable condition	Favourable – 28 sites (51%) Unfavourable recovering – 5 sites (9%) Unfavourable – 2 sites (4%) Unfavourable declining – 9 sites (16%) Permission to resurvey not granted – 11 sites (20%)	?	?	No national targets set for condition of SNCIs but it is considered the local target should be set to retain in favourable status. This target has not been met, with 51% of SNCIs classified as in favourable status. It is not possible to determine the current or future trends of the SNCIs' condition at this time. The condition of individual SNCIs has not been recorded during previous surveys and as such a trend cannot be identified. However, once the SNCIs are resurveyed it will be possible to identify trends and monitor their condition more closely.
Population					
Population profile No target	Population of the Borough	Total population = 88,100 (ONS 2015 mid-year estimate)	N/A	N/A	Population of Surrey Heath has risen by 7800 since 2001 which is an increase of 9.7%. The average age is moving towards an older profile.
Indices of Deprivation No target	Rank in the Indices of Multiple Deprivation 2015	Surrey Heath ranked 285 of the 326 Local Authorities in England, with 326 being the least deprived. This is	x	?	Whilst Surrey Heath is one of the least deprived L/As in the country, it now ranks 39 lower than in the previous Indices of Deprivation release in 2010, which is a notable negative trend. In addition, there are two Lower Super Output Areas (LSOAs) in the Borough which now rank in the 30% most deprived LSOAs nationally. This also demonstrates a negative trend, as in 2010, they were ranked in the bottom 40% nationally. One is located in



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
		significantly lower than the authority's previous rank at 324 in 2010, representing a higher level of comparative deprivation against other Local Authorities in England.			Old Dean ward and the other is in St Michaels ward. Deprivation indices are derived from a broad range of factors and it is therefore difficult to determine the Borough's future position. The negative trend in deprivation rankings has not been a consistent feature.
Crime No target identified	Number of offences recorded per 1000 people in 2015/2016 period. - Total (all crime)	Number of offences per 1000 people in Surrey Heath and Surrey average (in brackets): 44 (51)	x	-	Surrey Heath's level of crime is below the Surrey average. The Borough had the third lowest crime rate (per 1000 population) of the 11 Surrey Local Authorities over 2015/16. However, the level of crime in Surrey Heath has risen when compared to the same period over the year 2014/2015. Prior to this, it had fallen from 2013/14. Therefore, a continuing negative trend is not evident, and the rate has remained relatively consistent overall.
Human Health					
Health Profile No target	Rating of general health condition (2011)	86.8% of Surrey Heath residents rated their health as 'good' or 'very good', whilst 3.2% rated their health as 'bad' or 'very bad'.	✓	✓	The % of residents describing their health as 'good' or 'very good' is significantly above the England average of 81.4%. It has also risen considerably higher than the Surrey Heath figure of 76.7% in 2001. The % of residents describing their health as 'bad' or 'very bad' is lower than the England average of 5.4%. It has also fallen considerably lower than the Surrey Heath figure of 5.3% in 2001. These figures demonstrate positive trends of residents' health in the Borough.



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
Life Expectancy at Birth No target	Average life expectancy age (period 2012-14)	Average life expectancy in Surrey Heath was 81.4 years for males and 83.9 years for females over the period of 2011-2013.	-	✓	According to ONS data, the England average life expectancy was 79.5 years for males and 83.2 years for females over the period of 2012-2014 (Surrey Heath life expectancy was therefore 1.9 and 0.7 years above the national average for males and females respectively). The average life expectancy in Surrey Heath was 81.3 for males and 84.4 for females over the period of 2009-2011, demonstrating a positive current trend for males, but a negative trend for females in the Borough over the 4 year period. Overall, in the last decade both male and female trends have been positive in Surrey Heath and it is thought that life expectancy will continue to increase as it is nationally.
Child Health No target	Child obesity rates at year 6 (2014/15)	Child obesity at Year 6 age = 13.8%	-	-	Child obesity for Year 6 children is lower than the England average and has decreased in Surrey Heath since the previous monitoring period 2013/14. Prior to this, it had risen from 2012/13. Overall, the rate of child obesity in the Borough has remained fairly stable, and there is no evidence to suggest this will change in the future.
Economy & Employment					
Employment	% of economically active people in employment	80.4% of economically active residents in employment (Jul 2015 – Jun 2016)	-	-	This compares to the southeast average of 77.3% and national average of 73.8% during the same period. In Surrey Heath is demonstrates a relatively static trend with a previous average of 82.4% in 14/15 and in 78.0% 13/14.
Unemployment No target	Unemployment Rate (%) of economically active people unemployed boroughwide	3.0% Unemployed in Surrey Heath (Jul 2015 – Jun 2016)	✓	✓	According to Nomis Official Labour Market Statistics, the rate of unemployment amongst economically active people in Surrey Heath is low compared to both the southeast (4.1%) and national (5.1%) averages for the same period. Previous rates in Surrey Heath were 3.2% in 14/15 and in 4.3% 13/14. Therefore a positive trend has been demonstrated.
Job Seekers	% of JSA	0.5% of the working age	✓	✓	The rate of JSA claimants of working age in Surrey Heath on the base date of February 2016 was 0.6% according to Nomis Labour



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
Allowance No target	claimants	population of Surrey Heath (Feb 2016)			Market Statistics. This compares favourably to the South East (0.9%) and UK (1.5%) averages in February 2016 and with the previous Surrey Heath figures of 0.6% in Feb 2015 and 1.2% in Feb 2014.
Household Earnings No target	Average gross weekly earnings by residence	£654.40 per week in Surrey Heath (2015)	-	?	This data from ONS resident earnings analysis only takes into account full time workers. In recent years, the figure for this indicator has fluctuated in Surrey Heath, whilst in the wider southeast and nationally, the average weekly earnings are demonstrated to be consistently growing. However, the figure remains well above the southeast (£574.90) and national (£529.60) averages. It is difficult to predict any future trends, as the Surrey Heath figure has fluctuated for the past decade, perhaps due to a period of economic uncertainty.
Labour Demand No target	Job density as a ratio of total jobs to population aged 16-64	Surrey Heath job density in 2014: – 1.13	✓	✓	According to ONS figures, in Surrey Heath there is a greater job density per person in 2014 than in 2013 (1.06) and 2012 (1.04) demonstrating, overall a positive trend in the Borough. The density also compares favourably with both southeast (0.85) and national (0.82) figures in 2014. Economic growth is expected to continue in Surrey Heath and the Functional Economic Area in which it falls.
Vacancy Rates (offices) No target	Borough Wide vacancy rate	Surrey Heath office vacancy rate = 9% (CoStar data October, 2016)	✓	✓	At 9%, the figure of office vacancies has significantly fallen across the Borough from 15% in 2015 and 18% in 2014, demonstrating a continuing positive trend.
Vacancy Rates (Industrial) No target	Borough Wide vacancy rate	Surrey Heath industrial space vacancy rate = 3% (Costar data October 2016)	✓	✓	Industrial vacancy rates are low, at 3% in October 2016. This is down from 5% in both October 2015 and 2014. This trend is expected to continue into the future, and is recognised as a possible constraint on supply.
Vacancy Rates	District & Local Centres' vacancy	Surrey Heath retail space	-	✓	Retail vacancy rates are low, at 2.5% in October 2016. This is a marginal increase from the previous 2 years (approx. 2% vacancy



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
(Retail) No target	rates	vacancy rate = 2.5% (Costar data October 2016)			rates in 2014 and 2015), but a dramatic reduction from 21% in October 2011. Costar forecasts predict a future reduction in retail vacancies.
Transport					
Methods of Travel to work No Target	Travel to Work Patterns by mode of transport Working from home - Underground rail - Train - Bus or coach - Taxi - Motorcycle or moped - Driving a car or van - Passenger in a car or van - Bicycle - On foot - Other -	Census 2011 Method of Travel to Work (%) in Surrey Heath and 2001 Census data for this indicator in brackets, ONS: 8% (11%) 0% (0%) 6% (5%) 2% (2%) 0% (0%) 1% (1%) 70% (68%) 4% (5%) 2% (1%) 7% (7%) 1% (0%)	x	?	The main mode of travel is by car, which has increased slightly since 2001. Sustainable modes of transport such as cycling and walking remain low, as do rail and bus travel. This is in part, due to the main town of Camberley being located on a branch line with slow or indirect services to London and other large centres.
Car Ownership No target	Households with no car or van	Census 2011 – Surrey Heath has 10% households with no car / van and 56% with 2 or more cars / vans.	N/A	N/A	Surrey Heath has a much lower proportion of households with no car or van than both the southeast (18.6%) and national (25.8%) averages from the Census 2011. The Borough has a much higher proportion of households with 2 or more cars than southeast and national averages from Census 2011.



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
Strategic Road Network Capacity No Target	Capacity between junctions 2-4a of M3	Approximately 130,000 vehicle use per day between junctions 2 & 4a. The majority of this section of the M3 is in Surrey Heath.	x	✓	The Highways Agency is working to improve the M3 between junctions 2 to 4a to mitigate the high levels of congestion on the road with smart technology, providing a 4th lane to increase capacity and, allowing operators to manage the motorway lanes and traffic flow. This is likely to increase vehicle capacity by 30%. Whilst overall uptake of this won't be immediate, demand is expected to grow. It is expected that the project will be completed in spring 2017.
Congestion No Target	Highways over capacity	Approximately 66,000 vehicles (Annual Average Daily Traffic) pass through the Meadows gyratory (SCC application to Enterprise M3, June 2013)	x	-	There are a limited number of local highways at or over capacity within the Borough. Following completion of the M3 Smart Motorway, it is likely that some congestion will be relieved on the A30 (which is a parallel route) as well as the M3 itself. However, the A322 and A331 which meet the M3 at junctions 3 and 4 respectively already suffer from peak time congestion and will likely become more congested as the primary routes to the M3. This will be mitigated to some extent by highways projects such as the Meadows Gyratory improvements and proposed improvements to the A322 at junction 3 of the M3.
Rail Services No target	Usage of rail services - footfall at rail stations in Surrey Heath	Entries, exists & interchange at: - Camberley – 460,372 Frimley – 210,102 Bagshot – 166,896 (Office of Rail Regulation Statistics 2014/15)	✓	-	Camberley, Bagshot and Frimley railway stations have poor access to London Waterloo. Journey times last an average duration of 1 hour 15 minutes (from Camberley railway station); the longest within the county. Many commuters living in Surrey Heath use nearby faster services from stations outside the Borough at Farnborough, Woking and Sunningdale. Footfall at Camberley station has increased slightly since previous assessed annual periods in 2009/10 (439,678) and 2013/14 (455,070) but services remain slow indicating a continuing outward migration of commuters to stations in other Local Authorities.



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
Cultural Heritage (Including Architectural & Archaeological Heritage)					
Heritage Assets 'No loss or damage to heritage assets and their settings'	Number and extent of heritage assets	Grade I - 1 Grade II* - 5 Grade II – 175 Locally Listed Buildings – 203 Conservation Areas – 9 Historic Parks & Gardens – 2 Scheduled Monuments – 4 (as of October 2016)	-	-	Over recent years, there has been an increase of 4 no Grade II Statutory Listed Buildings in Surrey Heath. A small number of Locally Listed Buildings have been lost.
	Condition of historic assets	No sites or buildings on the 'Heritage at Risk' register, Historic England 2016	-	-	No indication that the condition of statutory heritage assets in Surrey Heath are currently at risk.
Material Assets					
Use of Brownfield Land 'Achieve 60% of all new and converted dwellings on	% of dwellings built on PDL	96.7% of dwellings built on PDL (AMR 2015-16)	✓	-	The figure exceeds the target % and has increased year upon year since 2013/14. There are not any large unimplemented permissions or sites under construction that are on non-PDL, so the figures are not expected to reduce in following years.



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
Previously Developed Land (PDL)					
Housing Type '35% of net additional housing to be affordable'	% of completions which are 'affordable housing'	7% net completions of dwellings = affordable housing (Surrey Heath AMR 2015-16)	✓	?	The figure of 7% is an increase from 0% in the previous AMR year, 5% in the year prior to that and 9.% in 2012/13. This is still not close to the required target of 35% total housing completions. There is strong demand for affordable housing due to high and increasing cost of living in the Borough. However, it is difficult to determine whether the upward trend of provision will continue due to Permitted Development Rights and developer viability cases.
Gypsy and Traveller Pitches 'Provide 19 Gypsy and Traveller pitches by 2027'	Number of Gypsy and Traveller pitches provided	Pitches provided in 2015-16: 0	-	?	There is a need to provide 19 Gypsy & Traveller pitches in the Borough. None have been delivered in 2015/16 or previous AMR years, with insufficient pitches to meet demand as of yet. The issue is likely to continue in absence of a new Local Plan.
Infrastructure No target	Infrastructure delivery	% projects from 2013 IDP delivered in target timescales (AMR 2015/16): Completed or in line with indicative phasing: 62.5% Not commenced within indicative phasing: 37.5%	-	-	Infrastructure capacity is generally appropriate to the Borough. The Strategic Road Network (SRN) is temporarily affected during the construction period of the M3 Smart Motorway Project. However, upon completion, this will provide some relief until capacity is filled. The Borough's Infrastructure Delivery Plan (IDP) is partially on target, with a range of projects that will help to improve the overall infrastructure capacity in Surrey Heath. There are ongoing projects outlined in the IDP that will assist in continually delivering infrastructure to meet the Borough's needs.



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
Landscape/Townscape					
Landscape and Townscape 'Achieve no greater loss than 10% of open space or recreational areas over plan period'	Landscape/Townscape character	No quantified data for landscape/townscape	N/A	N/A	Landscape/townscape in the majority of the Borough is fairly static and this is unlikely to change significantly in the future. The allocated site of Princess Royal Barracks Deepcut is likely to have negative impacts of landscape which will be reduced in magnitude through landscaping and considering key views and vistas.
	% open space or recreational areas lost to other uses	Loss open space or recreational areas = 0% There has been no change to green space designations. (AMR 2015-16)	-	-	No planning applications were completed that would lead to a net loss of green spaces, nor has this occurred in recent years. Countryside and Green Belt designations have not been altered or revised.
Climate					
Carbon Dioxide Emissions Target: Reduce CO ₂ emissions to 34% below 1990 levels by 2020	% reduction in CO emissions from 1990 levels	Most recent information for 2014. Reduction = 12.8% and 31.7% within the scope of Local authorities (Department of Energy & Climate Change, 2014)	✓	✓	When measured in 2014, the level of CO emissions in Surrey Heath was 584.2 kilotonnes. This has reduced considerably from the 1990 base rate of 670 kilotonnes and the trend is expected to continue.
Flood Risk Target: 0% of all applications to be	% of all applications in Surrey Heath granted contrary	0% applications granted contrary to EA advice	-	-	No applications were granted contrary to EA advice in the annual period of 2015/16 as well as for the previous period of 2014/15. It is also not expected that applications will be granted contrary to EA advice in future. An updated Strategic Flood Risk Assessment



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
granted contrary to Environment Agency (EA) advice	to EA advice	(AMR 2015/16)			was published in 2015 and demonstrates that variations in the Flood Zones in Surrey Heath are minimal.
	No. of properties at risk from a 1% annual probability river flood	250-500 properties identified as being at risk in Surrey Heath (Thames Catchment Flood Management Plan, EA 2009)	-	-	Some areas of the Borough are affected by fluvial flood risk, the extent of which is unlikely to change even when considering climate change allowances. The Upper Blackwater Valley sub-area is identified as a locality with ' <i>expanding towns in floodplain locations</i> '. This affects the area in the very west of the Borough, namely; Frimley, Frimley Green, Mytchett and western Camberley. However, with the continuation of applications not being granted contrary to EA advice, this situation should not deteriorate.
	No. of properties at risk of flooding from Basingstoke Canal	No evidence of a flood event in recent years	-	-	There is limited potential for overtopping from bank sections of the canal in Mytchett and Frimley, as water levels are actively managed by the Canal Authority. The greatest risk would be from a sudden unforeseen failure of an earth embankment or culvert passing under the channel.
Soil					
Land affected by contamination No target	Contaminated Land in Surrey Heath	No additional sites of contaminated land identified	-	-	No target for land affected by contamination. Current information does not suggest any current contamination issues.
Air					
Air Quality Management Areas (AQMA) Not to exceed an annual mean of	No. of AQMAs	Surrey Heath has 1 AQMA	-	-	The 1 AQMA in the Borough is based along a stretch of the M3 corridor in the western half of the Borough, close to Camberley and Frimley. The number of AQMAs has not increased or decreased in the Borough. The AQMA was declared due to excessive Nitrogen Dioxide. It is not expected that any additional AQMAs will be declared in the Borough.



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
40µgm ⁻³	Annual mean NO ₂ concentration in Surrey Heath AQMA	50µg/m ³	x	-	In the 2011 Surrey Transport Plan, the AQMA was found to be in compliance with NO ₂ and PM ₁₀ objectives and was likely to be revoked pending another year's data. However, since 2011, the mean concentration of Nitrogen dioxide has increased to 50µg/m ³ and consequently, it is unlikely the AQMA will be revoked until three years data is shown to be under the average required. The completion of the M3 Smart Motorway is expected to reduce congestion, but increase overall number of vehicles using the road and therefore, the situation is unlikely to change.
Water					
Water Quality Target: Reach 'Good' ecological status by 2027	Rivers Blackwater, Hale/Millbourne and Bourne	See comments	-	✓	The Thames River Basin Management Plan identifies river Blackwater in 'moderate' ecological status up to 2015 with 'good' status by 2027. The plan identifies the river Hale/Millbourne in 'moderate' status with improvement to good by 2015. As such ecological quality of rivers Blackwater, Hale/Millbourne should improve over time.
Target: Meet 'Good' qualitative status by 2027	Groundwater		x	✓	Thames River Management Plan identifies Groundwater Zone G6 (Chobham Bagshot Beds) as 'Poor' with targets to meet 'Good' qualitative status by 2027. Given the targets expressed in the RBMP water quality should improve over time.
Water Resource No target	Resource & Groundwater	See comments	-	?	The South East is identified as an area of high water stress. South East Water and Veolia Water identify sufficient water supply to 2035. Surface water resource availability is considered good in both the Loddon and Wey catchments, but these are affected by the Thames Catchment, which overrides this to 'no water available'. The Thames Catchment itself has limited availability of surface water. Basingstoke Canal has suffered from water shortages and low levels in summer months which may be improved by development



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
					<p>at the Princess Royal Barracks, Deepcut through re-charge from SUDS.</p> <p>Overall, it is difficult to predict how the situation will evolve in future years, in absence of strategic measures to address water stress in the SE region of England.</p>
Waste					
<p>Waste recycling</p> <p>Target: 50% of waste sent for reuse, recycling and composting by 2050.</p>	% waste sent for reuse, recycling or composting	61.88% (Department of Waste Management, 2016)	-	-	Household waste levels are rising, but recycling rates remain above target, at 61.88%. This is consistent with the amount sent for recycling etc in recent years.



Biodiversity (including flora & fauna)

- 2.11 The Borough of Surrey Heath contains 5 Sites of Special Scientific Interest (SSSI), 4 of which are also internationally designated as Special Protection Area (SPA) and/or Special Area of Conservation (SAC) and one National Nature Reserve at Chobham Common, the largest in Southeast England, covering 574.3ha. There are also numerous locally designated sites such as Sites of Nature Conservation Importance (SNCI) and 2 Local Nature Reserves.
- 2.12 Specifically, the SPA/SAC has been designated for supporting heathland habitat which in turn supports three species of ground nesting birds, the Dartford Warbler, Woodlark and Nightjar. All three species are protected under the Birds Directive (2009/147/EC). The areas of heathland habitat are designated by the Habitats Directive (92/43/EEC, as amended) and the Birds Directive (2009/147/EC) and form part of the wider Thames Basin Heaths Special Protection Area (SPA) which includes elements of the Thursley, Ash, Pirbright and Chobham Common Special Area of Conservation (SAC). The whole of Surrey Heath lies within 5km of the Thames Basin Heaths SPA. Together SPA and SAC sites form the Natura 2000 Europe-wide network of nature protected areas.
- 2.13 Advice from Natural England is that development for net additional dwellings within 5km of the SPA is likely to lead to increased recreational pressure arising from increased population. The increase in recreational pressure is likely to lead to significant effects on the SPA and as such development should not be permitted without any form of avoidance measures. Furthermore, Natural England considers that there are no avoidance measures capable of accommodating net additional dwellings within 400m of the SPA due to urbanising impacts although other forms of development can be permitted. Consequently, a 400m buffer zone has been designated around the perimeter of the SPA, where no additional residential units will be permitted.
- 2.14 In order to accommodate residential development within a 5km zone around the SPA (but outside 400m) Natural England working with local authorities affected by the SPA has produced The Thames Basin Heaths Delivery Framework. The Framework sets out the mechanism to avoid adverse impact to the SPA. This includes the provision of Suitable Alternative Natural Greenspace (SANG) to act as land for general recreation to divert people away from the SPA. In addition to SANG, a Strategic Access Management & Monitoring (SAMM) project has been introduced which puts into place SPA wide monitoring and management.
- 2.15 Surrey Heath Borough Council adopted the Thames Basin Heaths SPA Avoidance Strategy Supplementary Planning Document in January 2012. This document provides general guidance on the Council's approach to avoidance of likely significant effect on the Thames Basin Heaths SPA arising from new development. Principally, it underpins the approach pursued by Surrey Heath in order to allocate SANG to residential development as well as the sustained implementation of a 400m buffer zone and collection of SAMM monies.
- 2.16 There is one SSSI, namely Basingstoke Canal that falls partly within Surrey Heath, but does not form part of the Thames Basin Heaths SPA (or Thursley, Ash, Pirbright & Chobham Common SAC). Figure 4 (p.59) shows the locations of international and national ecological designations in Surrey Heath, including SAC, SPA, SSSIs and National Nature Reserves. Table 2-3 shows the condition of the SSSI units annually from 2013-2016 and whether PSA targets³ are met. The trend is generally positive, with 4 of the 5 sites meeting PSA Targets in 2016, whereas in previous assessments this number did not exceed 2.

³ PSA target is 95% (or above) of sites to be in favourable or unfavourable/recovering status by 2010. Although this date has passed, the target of 95% has been retained by the Borough Council.



2.17 Other protected species in Surrey Heath include badgers, dormice, great crested newts, natterjack toads and smooth snakes. Nationally and Internationally important species include: hobby, stonechat, sand lizard, marsh club-moss, swan-neck moss, marsh fern and *Oxyopes heterophthalmus* (a heathland spider). Green and blue infrastructure and waterbodies within the Borough provide opportunities to create coherent ecological networks.



Figure 3: Ecological Designations in Surrey Heath

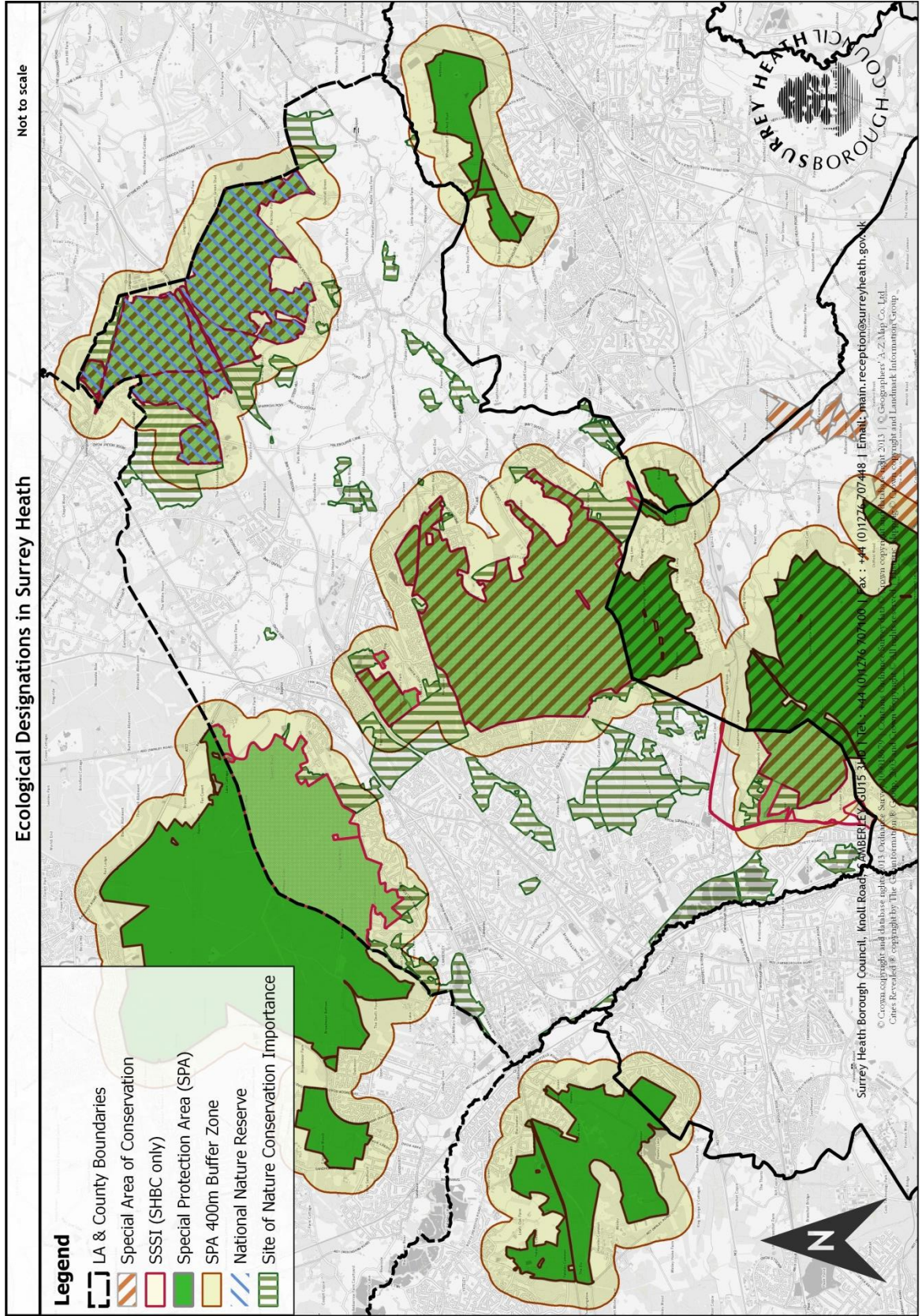




Figure 4: Water Framework Directive Waterbody Catchments in Surrey Heath

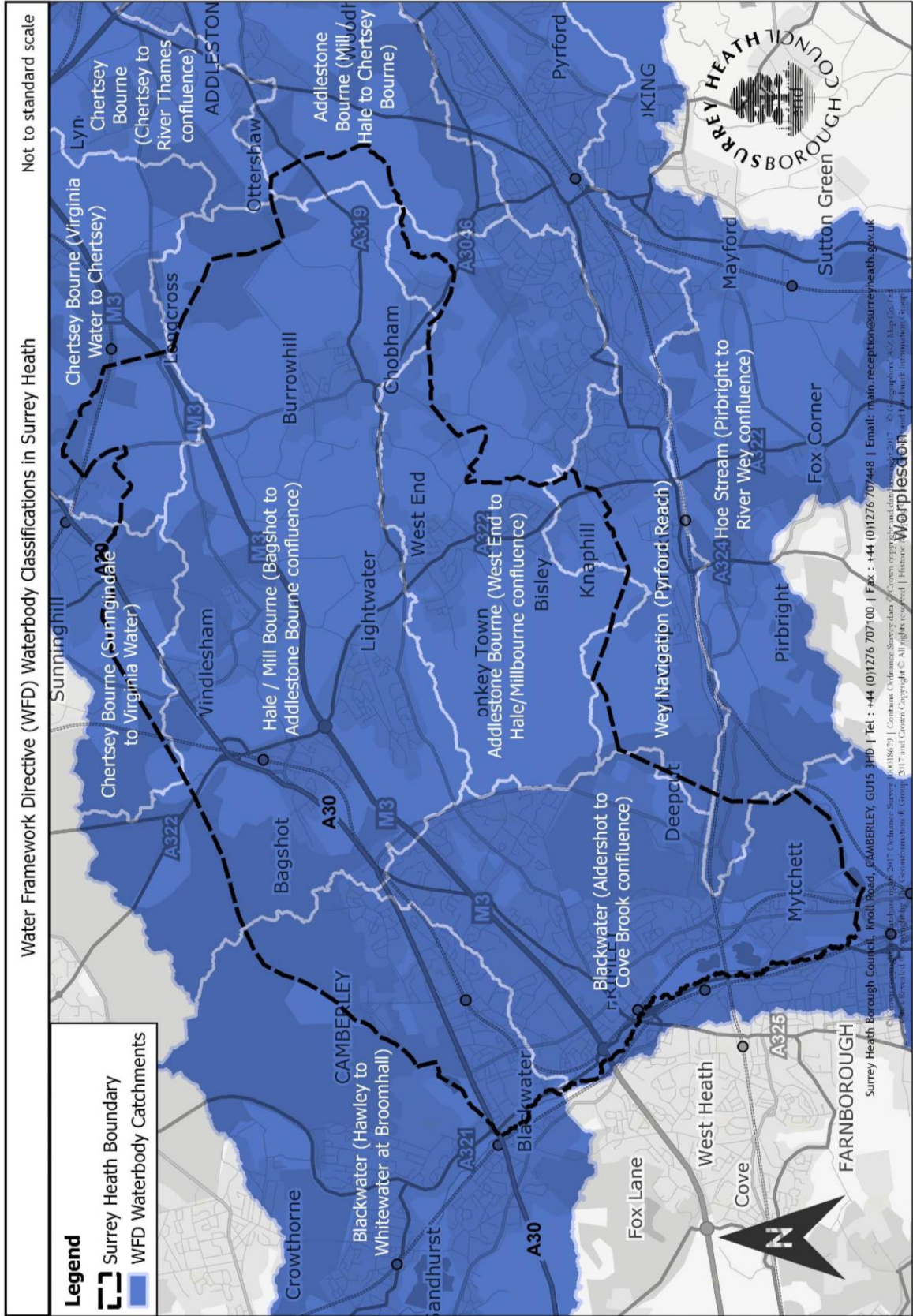




Table 2-3: Condition Status of SSSI units

Name of SSSI	Area Meeting PSA Target 2017	Area Meeting PSA Target 2016	Area Meeting PSA Target 2015	Area Meeting PSA Target 2014	Area Meeting PSA Target 2013
Broadmoor to Bagshot Woods & Heaths	100.00%	100.00%	100%	100%	100%
Colony Bog to Bagshot Heath	99%	99%	99%	99%	99%
Ash to Brookwood Heaths	99%	99%	93%	93%	93%
Chobham Common	100%	100%	100%	100%	94%
Basingstoke Canal	27%	27%	27%	27%	27%

- 2.18 The Borough also contains a number of locally designated sites such as Sites of Nature Conservation Importance (SNCl)s). All 56 SNCl)s in Surrey Heath were assessed in 2011/12 and it was determined that 51% (28 sites) were in favourable condition. This falls significantly short of the Borough target of 100%. However a trend cannot be identified at this time, as the condition of SNCl)s in Surrey Heath had not previously been recorded. There are 2 further local designations, namely Brentmoor Heath and Bisley & West End Common Local Nature Reserves covering areas of 59ha and 55.5ha respectively.

Likely Future Conditions, Issues and Problems

- 2.19 The general trend is an improving condition for areas of biodiversity importance both at International and national level. A general improving trend is likely to continue into the future as better management regimes are implemented. The area of sites covered by international, national and local designations is not expected to change significantly.
- 2.20 The issue of an increasing population is likely to continue to place pressure on designated sites. Therefore the need to protect internationally designated sites and the securing of avoidance measures is an issue likely to continue into the future. Problems identified include one SSSI unit not being in a favourable, unfavourable/recovering condition and therefore not meeting PSA targets. The Basingstoke Canal SSSI may improve over time with potential water recharge from the development at the Princess Royal Barracks but this is uncertain.
- 2.21 In terms of locally designated sites, the overall proportion of the Borough's 56 SNCl)s in favourable condition is relatively low at 51% compared to the ambitious target to retain 100% in favourable condition. In many cases, SNCl)s are not in the Council's ownership and consequently, the extent and speed to which such habitats can be restored to a favourable condition relies largely on the actions of landowners. It is therefore uncertain how quickly their condition will improve and difficult to anticipate a future trend.



<i>Issue or Problem</i>	<i>Source</i>	<i>How will the Local Plan address this?</i>
Persistent recreational pressure on SPA leading to deterioration and/or fragmentation of habitat including SSSI units.	Baseline Information Thames Basin Heaths Delivery Framework Natural England Commissioned Visitor Surveys of SPA	Policy should continue to ensure all net additional residential development will require SPA avoidance measures in the form of SANG and make contribution toward SAMM. The overarching approach to SANG & SAMM should be consistent with Natural England's Thames Basin Heaths Delivery Framework, the Borough's adopted Community Infrastructure Levy SPD and Thames Basin Heaths SPA Avoidance Strategy subject to any future amendments.
Condition Status of non-SPA, SSSI units not meeting PSA targets.	Baseline Information from Natural England and the AMR	There is one SSSI unit that is not also SPA/SAC designated, namely, the Basingstoke Canal. The condition of the Basingstoke Canal is primarily a land management issue. The extent and speed to which such a habitat can be restored to a favourable position is uncertain and relies largely on Natural England working with landowners.
Condition status of SNCI uncertain	Baseline Information from Surrey Wildlife Trust surveys	The survey work last undertaken in 2011/12 proposed some minor amendments to site boundaries which have not yet been implemented. However no further surveys of the SNCIs have been undertaken since this date and it therefore may not accurately reflect the current situation. It would therefore be necessary to commission a future survey in order for the results to be accurate in informing future Local Plan policies.



Population

2.22 The baseline population of the Borough currently stands at around 88,100⁴ of which 49.7% were male and 50.3% female. As demonstrated in Table 2-4, the population has grown from 80,314 in 2001, representing an increase of 9.8% compared to a Surrey-wide increase of 9.3% for the same period. The ethnic mix of residents is predominantly white Northern Irish/British at 84.9%. White (Other) accounts for 5.3% of the Borough's population and the remaining 9.8% is derived of Black and Minority Ethnic groups (BME), the largest of which is Asian or British Asian at 6.2%. This is a lower BME population than the England average but higher than the South East of England. Table 2-5 on the following page, sets out the Ethnicity of the Borough with the South East of England and England according to Census 2011.

Table 2-4: Overall Population of Surrey Heath, South East and England⁵

Year	Surrey Heath	South East	Great Britain
2001	80,314	8,023,400	57,424,200
2002	80,400	8,045,200	57,668,100
2003	80,900	8,087,900	57,931,700
2004	81,600	8,133,100	58,236,300
2005	82,300	8,202,900	58,685,500
2006	83,300	8,270,900	59,084,000
2007	84,200	8,351,400	59,557,400
2008	84,300	8,426,400	60,044,600
2009	85,100	8,490,900	60,467,200
2010	85,800	8,577,800	60,954,600
2011	86,400	8,652,800	61,470,800
2012	86,600	8,724,700	61,881,400
2013	86,900	8,792,600	62,275,900
2014	87,500	8,873,800	62,756,300
2015	88,100	8,947,900	63,258,400

⁴ ONS 2015 Mid-year estimates – accessed from NOMIS
www.nomisweb.co.uk/reports/lmp/la/1946157335/report.aspx

⁵ As for reference 2



Table 2-5: Ethnicity in Surrey Heath, South East and England⁶

Ethnicity	Surrey Heath	South East	England
White; Northern Irish/British (%)	84.9	85.2	79.8
White; Other White (%)	5.3	5.5	5.7
Mixed (%)	1.9	2	2.2
Asian/Asian British (%)	6.2	5.2	7.7
Black/African/Caribbean/Black British (%)	1	1.6	3.4
Any Other Ethnic Group (%)	0.7	0.6	0.9

- 2.23 There has been a notable increase in the BME population of Surrey Heath from 2001 to 2011 and it is possible this trend may continue. The growing Nepalese community in neighbouring Rushmoor Borough could also impact levels of inward migration of this minority group to Surrey Heath. This increase in the Nepalese population, particularly in this specific area of the South East could also go some way to explaining the 3.2% increase of the 'Asian or Asian British' BME group in the Borough in the 10 year period between 2001 and 2011.
- 2.24 The age structure of the Borough's population is set out in Table 2-5. Compared to the South East and England, Surrey Heath has a slightly lower percentage of people aged under 30. The Borough has the same percentage of people aged over 65 as England at 16.7%, which is slightly lower than the figure of 17.1% for the South East of England. This is higher than the figure of 13% of people aged over 65 recorded in Surrey Heath in the Census 2001, which goes some way toward demonstrating that the Borough contains an ageing population. The mean age of the population in Surrey Heath is 40.2 which is slightly older than both the South East of England and England.

Table 2-6: Age Breakdown of Population by Number and (%)⁷

Age Range	Surrey Heath	South East	England
Age 0 to 4	5,129 (6%)	534,235 (6.2%)	3,318,449 (6.3%)
Age 5 to 7	3,145 (3.7%)	299,327 (3.5%)	1,827,610 (3.4%)
Age 8 to 9	2,008 (2.3%)	188,731 (2.2%)	1,145,022 (2.2%)
Age 10 to 14	5,464 (6.3%)	512,875 (5.9%)	3,080,929 (5.8%)
Age 15	1,096 (1.3%)	106,916 (1.2%)	650,826 (1.2%)
Age 16 to 17	2,288 (2.7%)	217,612 (2.5%)	1,314,124 (2.5%)

⁶ Census 2011. Available at: www.neighbourhood.statistics.gov.uk/dissemination/

⁷ Census 2011



Age Range	Surrey Heath	South East	England
Age 18 to 19	1,747 (2%)	217,156 (2.5%)	1,375,315 (2.6%)
Age 20 to 24	4,207 (4.9%)	534,287 (6.2%)	3,595,321 (6.8%)
Age 25 to 29	4,581 (5.3%)	528,057 (6.1%)	3,650,881 (6.9%)
Age 30 to 44	18,306 (21.3%)	1,761,278 (20.4%)	10,944,271 (20.6%)
Age 45 to 59	18,481 (21.5%)	1,716,857 (19.9%)	10,276,902 (19.4%)
Age 60 to 64	5,287 (6.1%)	535,399 (6.2%)	3,172,277 (6%)
Age 65 to 74	7,668 (8.9%)	763,695 (8.8%)	4,552,283 (8.6%)
Age 75 to 84	4,909 (5.7%)	501,118 (5.8%)	2,928,118 (5.5%)
Age 85 to 89	1,182 (1.4%)	139,576 (1.6%)	776,311 (1.5%)
Age 90 and Over	646 (0.7%)	77,631 (0.9%)	403,817 (0.8%)
Total	86,144	8,634,750	53,012,456
Mean Age (Years)	40.2	40	39.3

- 2.25 Surrey Heath has a higher population density by some margin when compared to the South East and England as whole, with more than double the number of persons per hectare than both the South East and England. The Borough's population density has increased by 0.6 persons per hectare in the intermittent period between Census 2001 and 2011, reflecting the overall increase in Surrey Heath's population.

Table 2-7: Population Density⁸

Variable	Surrey Heath	South East	England
All Usual Residents (2011)	86,144	8,634,750	53,012,456
Area (Hectares)	9,509	1,906,965	13,027,843
Density (Number of Persons per Hectare)	9.1	4.5	4.1

- 2.26 Indices of Multiple Deprivation (IMD) provide an indication of deprivation levels for a number of topic areas including health, employment etc. and give an overall score

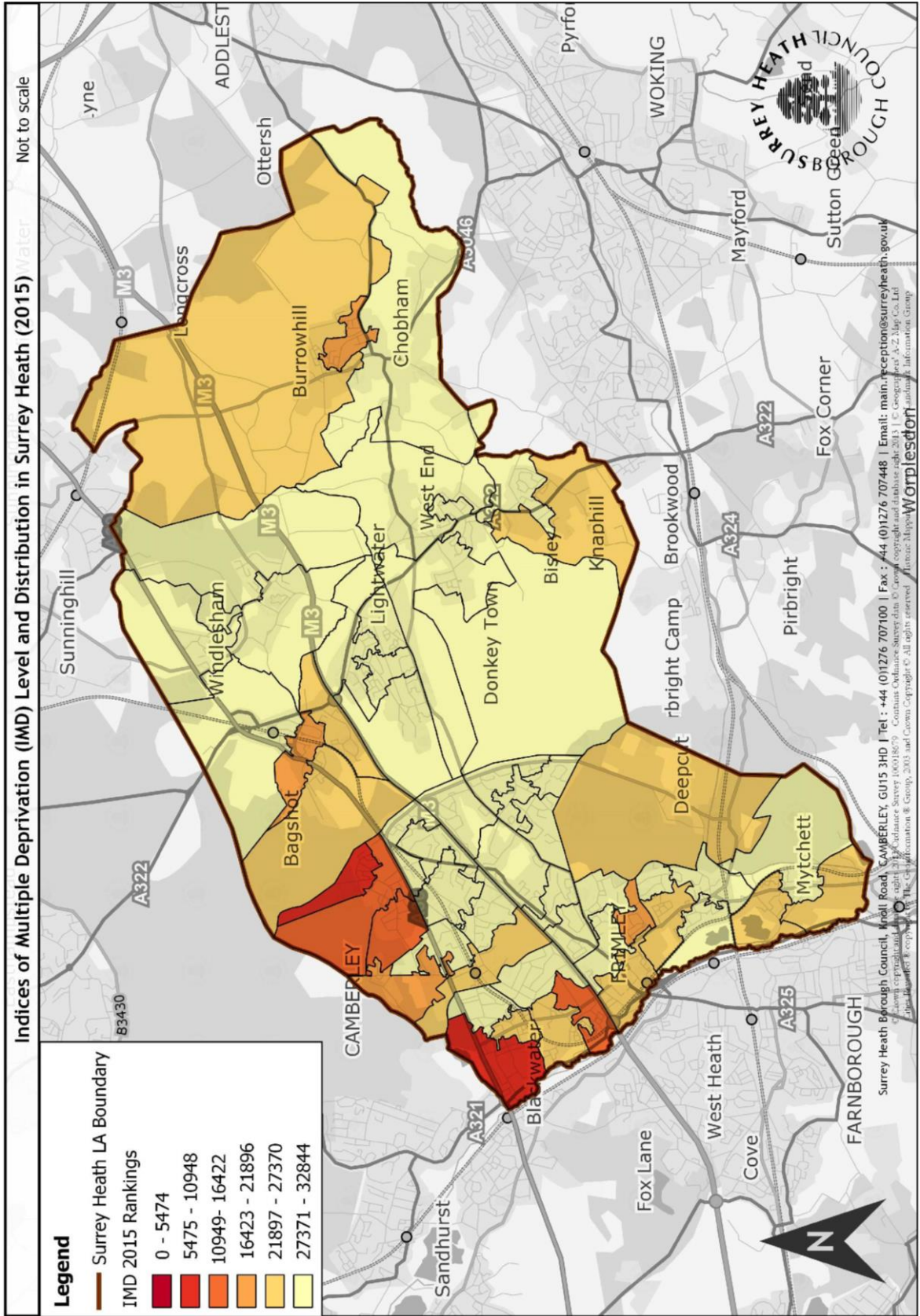
⁸ Census 2011



derived from these indicators. Combined IMD scores for 2015 show that Surrey Heath was ranked 285 of 326 Local Authorities, which has fallen from 324 in 2010. There are pockets of relative deprivation in certain areas of the Borough such as Old Dean and York Town in Camberley, as illustrated in the Lower Super Output Areas' (LSOAs) IMD scores and rankings. Indeed, two LSOAs, one in Old Dean ward and one in St Michaels ward were ranked in the 30% most deprived areas nationally.



Figure 5: IMD Distribution for Lower Super Output Areas in Surrey Heath (2015 Rankings)





Likely Future Conditions, Issues and Problems

- 2.27 There positioning of Surrey Heath in the 2015 IMD has fallen 39 places below its rank in the 2010 IMD, demonstrating an overall increase in deprivation, relative to the 325 other Local Authorities measured in England. However, the borough is still within the top 15% least deprived local areas in 2015. It is considered that Surrey Heath will continue to be an area of low deprivation but with small pockets remaining, particularly in the largest settlement of Camberley.
- 2.28 The population profile of Surrey Heath is likely to remain relatively static but, along with national and local trends, continue an inclination toward an ageing profile, with more people over 65 and less under 30. Surrey Heath’s profile is ageing at a faster pace than the county wide rate. This is likely to be reflected in future age profiles.
- 2.29 An increasing population is likely to require additional housing and infrastructure, and place pressure on existing services and facilities. An ageing population may require bespoke services and housing needs and lead to new employment opportunities being filled by people from outside of the Borough, resulting in increased in-commuting and associated issues with congestion and transport infrastructure. This is unlikely to be off-set by a rise in the pensionable age.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Increasing population likely to require additional housing and related infrastructure	Baseline Information	The Objectively Assessed Housing Need will be assessed alongside other evidence to determine the Local Plan’s housing targets, but will need to ensure no significant effect on SPA.
Ageing population may require bespoke services and housing needs	Baseline information	Future policy should recognise the need for housing an ageing population and/or those with specialised needs.
Reduction in working age population and a consistent demand for industrial accommodation may result in increased in-commuting which is unlikely to be off-set by increase in pension age.	Baseline information	Policies should require preferred development locations to be situated near existing infrastructure
Enabling a high quality of life for all residents in the Borough, where the overall affluence can mask areas of deprivation. Notably 2 LSOAs in the main settlement of Camberley, which are in the bottom 30% of deprived areas nationally.	Baseline information and IMD 2015	Policies should encourage a mix of uses and enable opportunities for community development and cohesion across the Borough. Necessary infrastructure to support development will also need to be delivered.



Human Health

- 2.29 The World Health Organisation defines health as a state of complete physical, mental and social well-being and not merely the absence of disease⁹. Health can be affected by both environmental and social factors such as poor air quality or high levels of deprivation.
- 2.30 Surrey Heath is currently ranked as the 20th best area in the UK in terms of quality of life rankings¹⁰, the same position as its previous ranking achieved in 2014, and higher than the Borough's 2013 position of 24th. Life expectancy (from birth) in Surrey Heath is on average 81.4 years for males, slightly higher than the South East & England averages of 80.5 and 79.5 years respectively. Female life expectancy in Surrey Heath at 83.9 is slightly lower than the South East average of 84.0 but higher than the England average of 83.2 years.
- 2.31 As shown in Table 2-8, the general trend since 2008-10 is of a slight increase in male life expectancy (with the exception of the period 2010-12). Female life expectancy increased between 2008-10 and 2009-11, but has dropped slightly in more recent years. There is no obvious reason for this and no apparent correlation when compared with deprivation or other health statistics. Notwithstanding the 0.6 year decrease between 2009-11 and 2011-13, female life expectancy remains relatively high in the Borough and has increased slightly again from 2011-13 to 2012-14.

Table 2-8: Life Expectancy Age in Years (from birth) 2008-2014¹¹

2 Year Period (for males)	Surrey Heath	South East	England
2008-10	80.7	79.7	78.5
2009-11	81.3	80.0	78.9
2010-12	81.1	80.3	79.2
2011-13	81.4	80.4	79.4
2012-14	81.4	80.5	79.5
2 Year Period (for females)	Surrey Heath	South East	England
2008-10	84.3	83.4	82.5
2009-11	84.4	83.8	82.9
2010-12	84.1	83.8	83.0
2011-13	83.8	83.9	83.1
2012-14	83.9	84.0	83.2

⁹ World Health Organisation (1948) Preamble to Constitution of the World Health Organisation

¹⁰ Quality of Life Rankings (December 2015) Halifax. Available at: <https://static.halifax.co.uk/assets/pdf/mortgages/pdf/Change-of-Hart-not-this-year-18th-December-2015-Housing-Release.pdf>

¹¹ ONS Life expectancy at birth and at age 65, 1991-93 to 2012-14



- 2.32 The overall health of residents has been measured in the Census 2011. As demonstrated in Table 2-9, Surrey Heath contains a relatively healthy resident population, with 86.8% of the Borough's residents in either good or very good health, compared to 83.6% and 81.4% of the population of the South East and England respectively. Furthermore, there are fewer residents in bad or very bad health in Surrey Heath at 3.2% compared to 4.4% in the South East and 5.4% in England.

Table 2-9: Resident Population's Condition of Health (%)¹²

Health Condition	Surrey Heath	South East	England
Very Good Health (%)	53.5	49	47.2
Good Health (%)	33.3	34.6	34.2
Fair Health (%)	10	12	13.1
Bad Health (%)	2.5	3.4	4.2
Very Bad Health (%)	0.7	1	1.2

- 2.33 Local health profiles¹³ show that the level of physically active children is better than the England average with 13.8% of year 6 pupils classified as obese in the Borough compared to the England average of 19.1% in 2014-15. Meanwhile, 23.2% adults were recorded as obese in 2012-13 which is broadly similar to the England average of 23%. The Local Health Profile 2016 monitors indicators for 'Life Expectancy and Causes of Death' including: Excess winter deaths, life expectancy at birth, infant mortality, smoking related deaths, suicide rate, cardiovascular deaths in Under 75s, Deaths from cancer in under 75s. All indicators monitored for Surrey Heath recorded rates that are lower than England averages with the exception of 1 indicator, 'Killed and seriously injured on roads', which has also been higher than average in previous years.
- 2.34 Health benefits can come from the provision of open space and leisure facilities. The Borough currently maintains 4.32ha of space for children and young people which equates to 0.05ha per 1,000 people. This is below the Fields in Trust Benchmark Standard of 0.8ha of children's playing space per 1,000 people.
- 2.35 The Borough maintains 457ha of space for outdoor sports facilities, although if golf is excluded this figure drops to 236ha of which 36% comprises school playing fields. Excluding golf amenity space, this equates to a figure of approximately 2.7ha outdoor sports facilities per 1000 people which is above the Fields in Trust Benchmark Standard of 1.6ha per 1000 people or in the case of rural communities, 1.76 per 1000 people. There are also 11.2ha of allotments equating to 0.14ha per 1,000 population. The most up-to-date study of outdoor sports facilities included those maintained by Surrey Heath and other bodies such as Parish Councils.

¹² Census 2011

¹³ Public Health England Local Health Profiles 2016 available at: www.apho.org.uk/default.aspx



- 2.36 With regard to health, the Basingstoke Canal offers an important recreational resource in the south of the Borough and a near recreational use. It links to the recreational facilities at Frimley Lodge Park.

Likely Future Conditions, Issues and Problems

- 2.36 It is considered that low levels of health deprivation will remain into the future and life expectancy will continue to follow an overall rising trend, mirroring trends nationally, albeit with the potential for some anomaly years to occur in either male or female life expectancy. The increase in the percentage of the Borough's residents in good or very good health indicates that this rising trend will continue.
- 2.37 Increased life expectancy brings with it potential issues and problems of limiting long term illness which has implications for quality of life and available health services. This could be tempered by the Borough benefitting from open space and leisure provision, more of which may be implemented over time. The amount of outdoor sports facilities per 1000 people currently exceeds Fields in Trust Standards. However, it is important to note an apparent shortfall of play space for children.
- 2.38 From 2011-2016 the Surrey Heath Local Health Profiles have shown that the Borough consistently has a rate of people killed or seriously injured on roads that is higher than the England average. The cause of this recent trend is difficult to identify, but suggests there is a need to work with the highways authority, Surrey County Council in order to determine potential causes and seek approaches in how to reduce this figure.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Increased life expectancy increases pressure on health services	Baseline Information	Policy should encourage any large scale future development to be self-sustaining with suitable infrastructure delivery to cater for the increasing and ageing population of the Borough.



Economy & Employment

- 2.39 Despite the post 2007 economic downturn, the Surrey Heath economy is stable, with low rates of unemployment (3.0%)¹⁴ compared to the South East (4.1%) and UK as a whole (5.1%). However, as demonstrated in Table 2-10, the percentage of the Borough's population of a working age is declining. Surrey Heath's working age population is also less than the averages for the South East and Great Britain. This is unlikely to change significantly, notwithstanding any proposed increases in pensionable age.

Table 2-10: Working Age Population in Surrey Heath (age 16 - 64)

Date	Surrey Heath Total Working Age Population	Surrey Heath (%)	South East (%)	Great Britain (%)
2011	55,100	63.8	63.7	64.7
2012	54,500	62.9	63.1	64.2
2013	54,300	62.5	62.7	63.8
2014	54,400	62.2	62.4	63.5
2015	54,600	62.0	62.2	63.3

- 2.40 The majority of Surrey Heath residents are employed as managers/directors/senior officials, associates or professionals (57.2%), higher than the average for the South East and Great Britain, as demonstrated in Table 2-11. Meanwhile, the proportion of the working population of Surrey Heath in manual/machine operative or elementary occupations (6.8% estimated) is far lower than in both the South East and Great Britain.
- 2.41 The majority of employment floorspace is located within designated Core Employment Areas, based in the main settlements of Camberley and Frimley in the west of the Borough. Camberley Town Centre continues to retain some employment floorspace for offices, though this has declined in recent years, partly due to the ability to convert offices in to residential accommodation under expanded (May 2013) Permitted Development Rights.

Table 2-11: Standard Occupational Classification Groups in Surrey Heath¹⁵

Occupation Group	Surrey Heath (total)	Surrey Heath (%)	South East (%)	Great Britain (%)
Standard Occupational Classification (SOC) 2010 major group 1-3	26,700	57.2	49.1	44.9
1 Managers, directors and senior officials	5,900	12.5	11.9	10.5
2 Professional occupations	11,700	25.1	21.8	20.0
3 Associate professional & technical	9,100	19.6	15.2	14.2
SOC 2010 major group 4-5	8,700	18.6	20.9	21.2
4 Administrative & secretarial	6,800	14.6	10.7	10.5
5 Skilled trades occupations	1,900	4	10.2	10.5

¹⁴ Nomis official labour market statistics: Labour Market Profile – Surrey Heath Labour Supply

¹⁵ ONS Annual Population Survey (Jul 2015-Jun 2016) – Accessed from NOMIS



Occupation Group	Surrey Heath (total)	Surrey Heath (%)	South East (%)	Great Britain (%)
SOC 2010 major group 6-7	8,100	17.4	16.1	16.8
6 Caring, leisure and Other Service occupations	5,200	11.2	9.0	9.2
7 Sales and customer service occs	2,900	6.2	7.1	7.5
SOC 2010 major group 8-9	3,174	6.8	13.9	17.2
8 Process plant & machine operatives	/	/	4.9	6.4
9 Elementary occupations	/	/	8.9	10.7

/ = Information not available since sample size is too small to produce reliable estimates

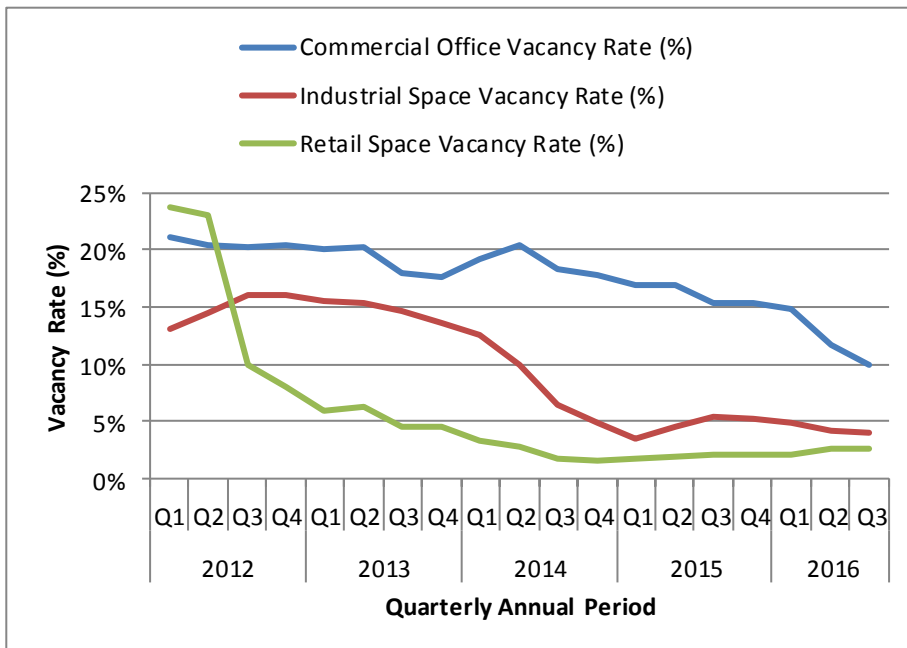
- 2.42 A Joint Employment Land Review (ELR)¹⁶ of Hart, Rushmoor and Surrey Heath which form a Functional Economic Area (FEA) was published in June 2015. The study demonstrates a supply of employment land in Surrey Heath at January 2015 of 6.98ha. This figure is generated from extant planning permissions and one allocated site. The overall figure can be separated into estimates of office, industrial/warehousing, as well as 'flexible' B class employment floorspace. The flexible category accounts for mostly large scale outline planning permissions such as 'build to suit' units generally intended to contain a mix of both industrial/warehouse and office floorspace. As such, in terms of supply there is an estimated 600sqm of office space, 2200sqm of industrial/warehouse space and 41,200sqm of 'flexible' B class employment floorspace in the Borough (January 2015).
- 2.43 According to data from CoStar UK Ltd¹⁷ the Borough has an office vacancy rate of 9.8% recorded in November 2016, as demonstrated in Figure 6. This has fallen considerably over the past 5 years. Meanwhile, the Borough's industrial vacancy rate is 4.1% (November 2016) and has also reduced considerably over a 5 year period. The office and industrial vacancy rates recorded for the South East of England are 7.8% and 3.8% respectively (November 2016), demonstrating that Surrey Heath has slightly higher vacancy rates than the regional averages. However, Surrey Heath's vacancy rates have reduced more rapidly than the regional averages, over the past 5 years.

¹⁶ Hart Rushmoor Surrey Heath ELR 2015. Available at - <http://www.surreyheath.gov.uk/planning/planningpolicyandconservation/backgroundsurveys.htm>

¹⁷ CoStar employment data for the period 2011-2016 obtained internally at Surrey Heath Borough Council from Costar UK Ltd.



Figure 6: Office, Industrial & Retail Vacancy Rates in Surrey Heath from 2012-2016¹⁸



- 2.44 Retail vacancy rates are also recorded by CoStar UK Ltd. The rate recorded in the Borough in November 2016 is 2.5%. This represents a marked reduction from the Borough’s peak retail vacancy rate of 24.1% in 2011. In comparison, at 1.8%, the South East regional average retail vacancy rate is lower than the Borough’s in November 2016. The South East rate peaked in 2012 at 7%, and has therefore not seen such a notable reduction as the rate in Surrey Heath.
- 2.45 Retail vacancies in Surrey Heath’s District and Local Centres were recorded in a survey held during August and July 2012. At the time, vacancy rates remained low throughout these centres, with an overall rate of 5.4% comparing favourably to the August 2012 national average of 14.3%. Furthermore, most centres contained a majority of A1 units, as displayed in Table 2-12.

Table 2-12: Vacancy Rates of Retail Uses in District and Local Centres (July-Aug 2012)¹⁹

Location	Designation	Number of A1 Units in use	Number of A2-A5 Units in Use	Vacant units	Vacant units (%)	Total Number of Units
Bagshot	Primary & Secondary Shopping Area	20	15	3	7.9%	38
Frimley	Primary & Secondary Shopping Area	35	25	4	6.3%	64
Bisley	Local Shopping Centre/Parade (units 206, 202, 199 Guildford)	3	0	0	0%	3

¹⁸ CoStar UK Ltd vacancy data accessed November 2016

¹⁹ Retail Study, July-August 2012, Surrey Heath Borough Council



Location	Designation	Number of A1 Units in use	Number of A2-A5 Units in Use	Vacant units	Vacant units (%)	Total Number of Units
	Road)					
Camberley - Old Dean Parade	Local Shopping Centre/Parade	6	6	2	14.3%	14
Camberley - London Road/Frimley Road Parade	Local Shopping Centre/Parade	5	4	0	0%	10
Camberley - Frimley Road Parade	Local Shopping Centre/Parade	10	8	2	10.5%	19
Chobham	Local Shopping Centre/Parade	25	12	2	5.1%	39
Deepcut	Local Shopping Centre/Parade	3	3	0	0%	6
Frimley - Farm Road Parade	Local Shopping Centre/Parade	4	2	0	0%	6
Frimley - Heatherside	Local Shopping Centre/Parade	5	3	0	0%	8
Frimley Green	Local Shopping Centre/Parade	7	10	1	5.3%	19
Frimley Green - Beaumaris Parade	Local Shopping Centre/Parade	2	1	0	0%	3
Lightwater	Local Shopping Centre/Parade 1-7 The Square	12	10	0	0%	22
Mytchett	Local Shopping Centre/Parade	9	4	1	7.1%	14
Windlesham	Local Shopping Centre/Parade	12	2	0	0%	14
West End	Local Shopping Centre/Parade	5	1	0	0%	6

Likely Future Conditions, Issues and Problems

- 2.46 It is considered that low levels of both income and employment deprivation will continue into the future given the relative buoyancy of the local economy, access to larger employment centres such as London and Reading, and low unemployment in comparison with the national picture.
- 2.47 Office vacancy rates in Surrey Heath have fallen in the past few years, although the rate still remains higher than the regional average. It is possible that the office vacancy rate will continue to reduce. This is partially as a result of the updated General Permitted Development Order (GPDO 2015) which has made permanent the right to convert offices to residential accommodation through the Prior Approval process.



2.48 The Borough's retail centres at both District and Local level will continue to play a role in meeting people's day to day needs. However, maintaining low vacancy rates is uncertain as is the balance of retail uses in such centres. District/Local Centres may come under pressure from nearby large out of centre retail stores or pressure to convert existing A1 uses to other A or non-A uses. An updated Retail Study will be conducted by the Council as part of the Local Plan evidence base work. This will demonstrate the level of vitality in centres and whether vacancy rates have remained low.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Borough office vacancy rate 2% above SE regional average	Baseline Information Employment Land Review 2015	Future Policy should seek to protect Core Employment Areas / Strategic Employment Sites. However, where employment sites no longer meet the requirements of their occupiers, have high vacancy rates or have been eroded by other non-employment uses, boundary changes may be required and in some cases the sites will not be allocated.
Maintain low level of vacancies in District and Local Centres, with a balance of uses	Baseline information	It is important that policy continues to protect District and Local centres. An updated Retail Study should review primary and secondary frontages and local shopping parades and modify where necessary to ensure continued viability of centres.



Transport

- 2.49 Government Policy recognises the need to reduce congestion on the highway network and to encourage other, more sustainable forms of transport including walking and cycling. The key mode of transport within the Borough is the private car which is used for 70% of Surrey Heath resident's travel to work patterns. Meanwhile, public transport, including walking and cycling contribute to 17% of travel to work patterns²⁰. The percentage of Surrey Heath residents using a car or van to travel to work is considerably higher than both the South East and England averages. Bus patronage, cycling and walking are lower than the South East and England averages.
- 2.50 A higher than average proportion of residents in Surrey Heath work from home and the proportion of residents commuting by train is higher than the England average but lower than the South East. Consequently, car ownership in Surrey Heath is high with 90% of households owning at least 1 car or van. This is higher than the South East and England averages of 81% and 74% respectively.

Table 2-13: Travel to Work Patterns in Surrey Heath (% of population aged 16-74 excluding those not currently working)²⁰

Method of Travel to Work (Resident Population)	Surrey Heath	South East	England
Work mainly at or from home	8%	7%	5%
Underground, metro, light rail or tram	0%	0%	4%
Train	6%	7%	5%
Bus, minibus or coach	2%	4%	7%
Taxi or minicab	0%	0%	1%
Driving a car or van	70%	61%	57%
Passenger in a car or van	4%	5%	5%
Motorcycle, scooter or moped	1%	1%	1%
Bicycle	2%	3%	3%
On foot	7%	11%	11%
Other	1%	1%	1%

- 2.51 The M3 motorway runs northeast to southwest through the Borough and forms part of the Strategic Road Network operated by the Highways Agency. The Draft Surrey Heath Local Transport Strategy²¹ identifies the M3 corridor from Junction 2 to Junction 4a as an area with significant levels of congestion; a result of high vehicle usage at 130,000 vehicles per day. The majority of this stretch of the motorway is located within the Borough. To help resolve the issue, the Highways Agency is currently undertaking a major scheme to transform the M3 into a Smart Motorway from Junction 2 to 4a. This will involve converting the hard shoulder into a 4th running lane, allowing a capacity increase of 33%. The project has an estimated completion date of spring 2017.

²⁰ Census 2011

²¹ Draft Surrey Heath Local Transport Strategy (Dec 2014), SCC

http://new.surreycc.gov.uk/_data/assets/pdf_file/0011/49385/Surrey-Heath-LTS-December-2014-Main-Document-Part-1.pdf



- 2.52 The Local Highway Network in Surrey Heath suffers congestion in certain areas, especially at peak times. The Draft Surrey Heath Local Transport Strategy identifies particular areas where congestion arises. The A322 and A331 Blackwater Valley Relief Road approaches to M3 Junctions 3 and 4 respectively are areas of significant peak time congestion. The A30 corridor suffers peak time congestion from Bagshot in the east to the Surrey / Hampshire border west of Camberley.
- 2.53 There is a significant bottleneck at the Meadows Gyratory where the A30 and A331 converge at the western edge of Camberley. The A325 corridor suffers peak time congestion at Frimley, primarily around the Toshiba roundabout and Frimley Park Hospital. There is also notable peak time congestion on the A319 through the village of Chobham. Other less major routes in the Local Highway Network appear to operate within capacity.
- 2.54 To mitigate areas of particular congestion, three projects have been proposed within Surrey Heath in the short to medium term. Firstly, the A325 widening scheme between the Toshiba Roundabout and Frimley Park Hospital, was completed in spring 2015. Secondly, the Meadows Gyratory improvements project will help ease congestion and provide improved journey times at the large convergence in the west of Camberley where the A30 and A331 meet. Furthermore, improvements to the A30 and A331 corridors in the vicinity are to be included in the project. Finally, the Camberley Town Centre Highways Improvement Project will help relieve congestion in the Borough's main town centre location and on the A30 corridor.
- 2.55 There are three rail stations situated within the Borough at Bagshot, Camberley and Frimley, all of which are served by a branch rail line between Ascot and Guildford. Aside from a few very early morning services there are no direct rail links to London with commuters required to change at Ascot.
- 2.56 Camberley is however served by good bus links to the wider Blackwater Valley with the Number 1 bus service running frequent and regular services between Old Dean and Aldershot. A bus lane is situated just west of the town centre on the A30 which runs in an east to west direction towards the Meadows Gyratory. This has improved bus journey times. Bus links in the east of the Borough are not served by such frequent or regular services.
- 2.57 Improvements to the off road pedestrian and cycle provision along the Basingstoke Canal tow path including the section between Deepcut and Brookwood can help alleviate car use for short and medium length journeys.

Likely Future Conditions, Issues and Problems

- 2.57 The high level of dependence on the private car is expected to continue into the future. This is likely to be exacerbated by the ongoing lack of a direct rail link to London and much of the wider Blackwater Valley Area. As a result, it is anticipated there will be an increase in the number of car journeys on both the local and strategic road networks in peak hours overall. Despite this anticipated increase in traffic, there should be a proportionate increase in capacity due to highways improvements projects at both a strategic and local level. The potential of increased congestion should therefore be mitigated accordingly.



<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Increased congestion on roads in and around the Borough particularly during peak hours as a result of the motor car being the most commonly used form of transport for commuters.	Baseline Information Evidence Base	Policy should support improved public transport in the Borough, as well as the integration of pedestrian and cycle routes in future development. Additionally, policy should encourage new development in sustainable locations which will assist in reducing then need to travel or have accessibility to sustainable modes of transport.
Continued lack of direct rail links to London	Baseline Information Evidence base	Policies should encourage joint working with partners such as Network Rail in order to achieve improved rail services. Furthermore, development can be encouraged in sustainable locations within proximity of train stations thus creating higher demand for direct rail services to London.
Eastern areas of the Borough are not served by regular or frequent bus services.	Baseline information	Future policy should support and encourage proposals that will improve Surrey Heath's public transport network, particularly in the east of the Borough. This should include joint working with Surrey County Council and local bus operators.



Cultural Heritage (Including Architectural & Archaeological Heritage)

- 2.58 The UNESCO World Heritage Convention (1972) defines the scope of cultural heritage as: -
- Monuments – *architectural works, works of monumental sculpture, elements of structures of an archaeological nature, inscriptions, cave dwellings and combinations of features which are of outstanding values from the point of view of history, art or science;*
 - Groups of buildings – *groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape are of outstanding universal value from the point of view of history, art or science; and*
 - Sites – *works of man or the combined works of nature and man, and areas including archaeological sites, which are of outstanding universal value from the historical, aesthetic, ethnological or anthropological point of view.*
- 2.59 There are 181 statutory Listed Buildings or structures in Surrey Heath comprising 1 no. Grade I, 5 no. Grade II* and 175 no. Grade II Listed Buildings. There are 203 locally Listed Buildings and structures and 14 areas of High Archaeological Potential.
- 2.60 The Borough also contains 4 Scheduled Monuments and 2 Historic Parks and Gardens. There are 9 Conservation Areas; 3 in Bagshot, 2 in Camberley, 1 in Chobham, 2 in Windlesham and the Basingstoke Canal which enters Surrey Heath from Ash Vale in Guildford Borough, runs from Mytchett through to Deepcut and back into Guildford Borough at Pirbright.

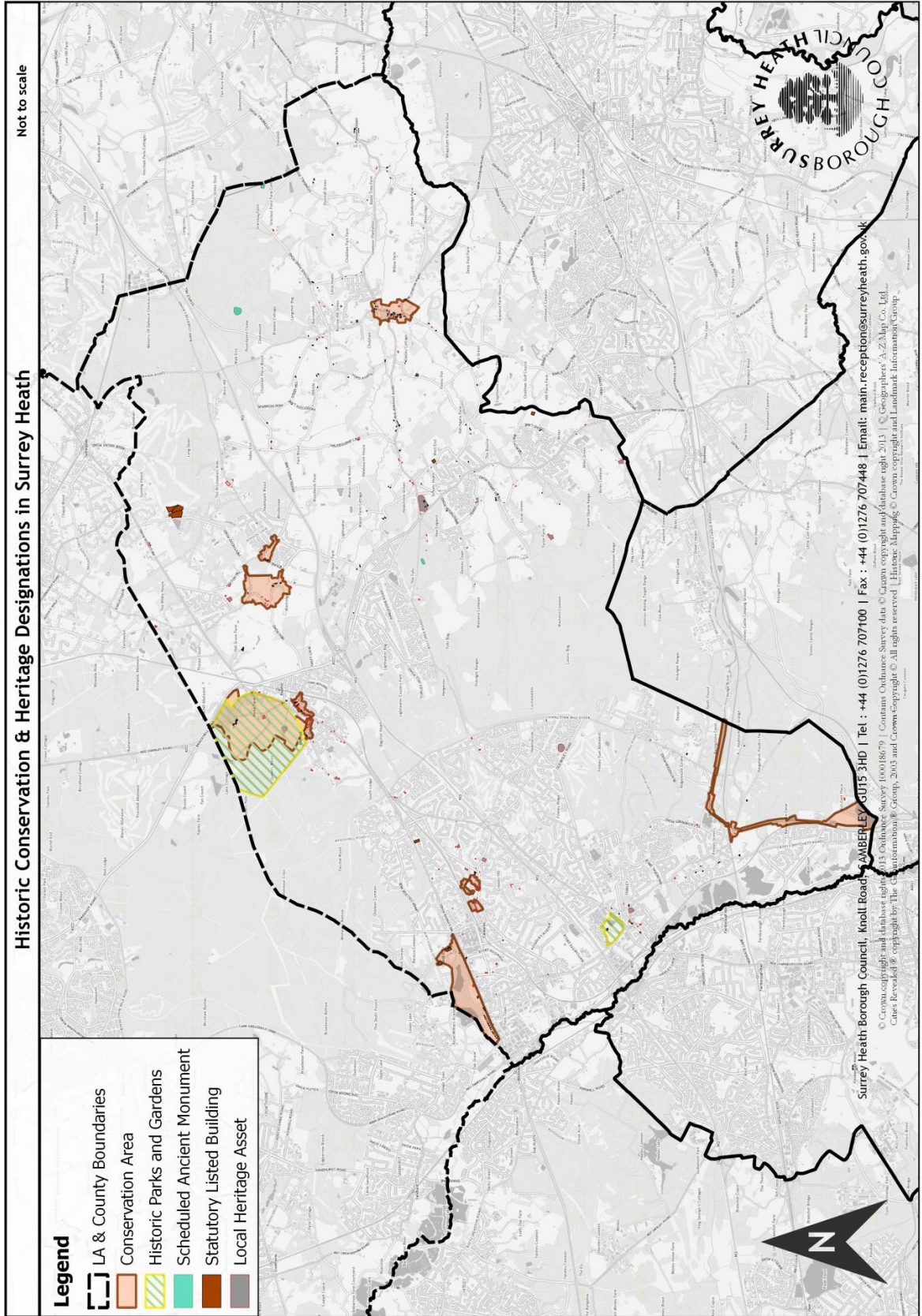
Likely Future Conditions, Issues and Problems

- 2.61 There is unlikely to be a significant change in the current situation, although the Borough Council will designate additional Locally Listed Buildings in the future if they are considered of architectural or historical merit.
- 2.62 There are currently no structures in Surrey Heath that feature on the Heritage at Risk register nor have any local issues with cultural heritage been identified. The buildings and structures as already listed will require continued protection and this may be an issue when considering future development as well as the setting of Listed Buildings and Conservation Areas (whether statutory or local).

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Development could affect Conservation Areas, Listed Buildings & structures.	Baseline Information	Policy should provide continued protection and enhancement of the historic environment.
Development could affect the setting of Conservation Areas, Listed Buildings & structures.	Baseline Information	Policy should ensure full consideration of the setting of the historic environment in future development.



Figure 7: Cultural Heritage Designations in Surrey Heath





Material Assets

- 2.63 Although there is no set definition of what constitutes material assets, this section will focus on housing, infrastructure and minerals.
- 2.64 At March 2011 there were 34,820 dwellings in Surrey Heath, of which 89.2% were in private ownership²². This overall figure compares to 32,745 dwellings in 2001. The majority of private housing stock falls into Council Tax Band D at 26% of all stock. The majority household type in the Borough is detached housing which forms 47% of all households, higher than the South East and England averages of 29% and 23% respectively. Flatted households make up 13% of all households compared to 18% in the South East and 19% in England.
- 2.65 A large proportion of Surrey Heath residents live in 2 person households, which comprise 36% of all households. According to the ONS Neighbourhood Statistics demonstrated in Table 2-14 below, the number of households who own their property in the Borough is 77% with the remainder split 10% social rent, 12% private rent and 1% shared ownership. There is a higher percentage of households owned outright or with a mortgage or loan in Surrey Heath than the South East and England averages. There are lower levels of privately rented households, an equal number of social rented (other) and much lower social (rented from Council) households than the South East and England averages. The Council has sold the majority of its housing stock to registered social landlords and other social housing providers which explains the very low proportion of social (rented from Council) households.

Table 2-14: Households by Tenure

Tenure	Surrey Heath	South East	England
Owned; Owned Outright	35%	33%	31%
Owned; Owned with a Mortgage or Loan	42%	35%	33%
Shared Ownership (Part Owned and Part Rented)	1%	1%	1%
Social Rented; Rented from Council (Local Authority)	1%	6%	9%
Social Rented; Other	8%	8%	8%
Private Rented; Private Landlord or Letting Agency	10%	15%	15%
Private Rented; Other	2%	2%	1%
Living Rent Free	1%	1%	1%

- 2.66 There are currently two publicly managed Gypsy & Traveller sites in the Borough providing a total of 30 pitches. A planning appeal in 2011 allowed the authorisation of 5 Travelling Showmen plots at Pennypot Lane, Chobham. A Traveller Strategic Land Availability Assessment will be undertaken as part of the background evidence base work for the Local Plan, to assess sites with potential for housing traveller accommodation.

²² Neighbourhood Statistics



- 2.67 The Borough is served by a number of infrastructure services/facilities which also serve the wider area. Major Infrastructure includes the M3 Motorway and A331 Blackwater Valley Relief Road Primary Route; Camberley, Lightwater and Chobham sewerage treatment works; Frimley Park Hospital; Bagshot, Camberley and Frimley Rail Stations; Four state secondary schools and 25 state infant/junior/primary schools²³ and two leisure centres, one in Camberley the other in Lightwater. There is an additional sports centre in Frimley which is open to the public at evenings and weekends.
- 2.68 The Infrastructure Needs Assessment 2011²⁴ identifies a shortfall in indoor sports provision particularly with respect to swimming pool lanes. The Arena Leisure Centre is the only facility within the Borough which offers public swimming facilities. The draft Open Space and Recreation Report (2016)²⁵ demonstrates there are deficits of some typologies of open space within the Borough and that the quality of the open spaces is variable.
- 2.69 There are no identified capacity issues with respect to gas, electricity or water supply although some reinforcing may be required as part of the Princess Royal Barracks development in Deepcut. No specific capacity issues have been identified with waste water drainage.
- 2.70 The Surrey Minerals Plan: Core Strategy 2011 (SCC) does not highlight any areas of the Borough as safeguarded for mineral workings.
- 2.71 Green infrastructure and waterways play a role as part of the valued landscape of Surrey Heath.

Likely Future Conditions, Issues and Problems

- 2.71 Given increasing population levels it is considered that the need and demand for housing will continue into the future. The main type of occupation will continue to be owned rather than rented. The proportion of two person households in the Borough may reduce in the future with one person households increasing.
- 2.72 A growing population is likely to increase pressures on existing services/facilities, although this is not expected to be at a level which would be significantly detrimental.

²³ Surrey Heath Primary Schools 2016/17, SCC
https://www.surreycc.gov.uk/_data/assets/pdf_file/0003/66108/Information-on-Primary-Schools-2016-Surrey-Heath-V5.pdf

²⁴ Infrastructure Needs Assessment (2010) SHBC. Available at:
<http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/InfrastructureNeedsAssessment.pdf>

²⁵ The draft Open Space and Recreation Report is in the process of being finalised and is due to be made publically available in December 2016



<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Increasing population increases demand for affordable units	Baseline Information	Future policy should set guidelines for the % of affordable housing required, dependent on number of units provided. Policy should regard shared-ownership accommodation as a further element in achieving a greater mix of tenures and providing a wider range of affordability in housing. A range of dwelling sizes and types should be encouraged.
Additional pressures on existing infrastructure services/facilities	Baseline Information	Policy should ensure projects are delivered in accordance with an updated Infrastructure Delivery Plan. Contributions will continue to be collected through CIL as specified in the CIL Charging Schedule and prioritised according to the Reg123 List.



Landscape/Townscape

- 2.73 The European Landscape convention defines landscape as ‘*An area as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*’ and landscape character is defined as ‘*distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than being better or worse*’²⁶. Natural England has undertaken a National Character Areas (NCA) study (formerly known as joint character areas) which categorise areas in England with similar landscape characteristics²⁷ by region.
- 2.74 The Borough of Surrey Heath falls into an NCA defined as ‘Thames Basin Heaths’ which is characterised by: -
- Particularly diverse landscape unified by the high incidence of heathland and coniferous forestry;
 - Heavily populated and developed area characterised by large towns plus numerous smaller settlements along transport corridors interspersed by open land;
 - Fragmented but often connected blocks of largely neglected remnant heathland as a result of early agricultural clearances and widespread development;
 - The western part of the area is fairly well-wooded with grazed pasture but retains a heathy character due to the dominance of oak/birch/bracken/pine and remnant heath on small unimproved pockets of land;
 - Variety and contrast is given by the wide grazed floodplain, drainage ditches, restored gravel workings and lush wetland vegetation;
 - Large tracts of coniferous plantations or mixed wood with beech and birch are typical of much of the area, with significant areas of ancient woodland in the west.
- 2.75 The west of the Borough is generally urban in character with the settlements of Camberley, Frimley, Frimley Green and Mytchett sitting alongside the A331 Blackwater Valley Relief Road, bisected by the M3 motorway. This urban character continues on the western side of the Blackwater Valley Relief Road with the conurbation of Farnborough and Aldershot in Rushmoor Borough and to the northwest of Camberley at College Town, Owlsmoor and Sandhurst in Bracknell Forest Borough. However, dispersed within the urban areas are pockets of open green space which serve general recreational needs. The general topography is one of gradual inclines away from the Blackwater Valley towards the north and east leading to areas of Heathland. The Blackwater Valley landscape has been altered by the legacy of sand and gravel extraction.
- 2.76 The centre of the Borough is characterised by sharper inclines sloping eastward and leading to elevated ridge landscapes on plateau gravels known as the Chobham Ridges. This area is covered by tracts of heathland with some mixed deciduous and/or conifer woodland. The central area is separated from a similar landscape at Chobham Common and Ribs Down to the east by the river valleys of the Windlebrook/Halebourne/Millbourne and The Bourne.
- 2.77 From the central area the landscape slopes down towards the east, encompassing the river valleys of the Windlebrook/Halebourne/Millbourne and The Bourne. It is characterised by open pasture and low lying meadows forming areas of floodplain. The eastern area is predominated by open countryside, much of which is designated as

²⁶ Council of Europe – European Landscape Convention
www.coe.int/t/dg4/cultureheritage/heritage/Landscape/default_en.asp

²⁷ National Character Areas, Natural England. Available at:
www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making



Green Belt but includes the rural settlements of Bisley, Chobham, West End and Windlesham.

- 2.78 There are two registered Historic Parks and Gardens within Surrey Heath, one at Chobham Park and one at Bagshot Park which is also a Grade II site of Special Historic Interest.
- 2.79 The townscape of the main settlements in the west varies from Edwardian terraces, post war housing, private estates built in the 1970's and 1980's as well as more sylvan areas predominated by larger dwellings set in large plots. As such there is no one distinct architectural or townscape style. The eastern settlements are characterised as rural villages with a mix of house types and architectural styles with the centre of Chobham retaining its historic core.

Likely Future Conditions, Issues and Problems

- 2.80 It is considered that many of the landscape/townscape features associated with the Borough will remain largely unchanged in the future. However, the allocation of the Princess Royal Barracks in Deepcut for residential led development will change the landscape in this area, although this should be seen in the context of existing development at the site and potential for development to 'bed-in' over time.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Protection of most valued landscapes and townscapes	Baseline Information	Policy should seek to protect landscape/townscape character, particularly in the most valuable locations, which should already have additional protection such as Conservation Area Status. Development should be sympathetic to its surroundings and of high quality design and layout.



Climate

- 2.81 There is a general scientific consensus that the world's climate is changing as a result of accumulations of greenhouse gases (GHG) predominantly as a result of anthropogenic activities. The main contributor to climate change is the greenhouse gas, carbon dioxide.
- 2.82 Predicted effects of climate change for the southeast of England include hotter drier summers and milder but wetter winters with more intense rainfall events. This has the potential to increase flood events both in terms of risk and severity, damage to native habitats and migration of species and/or potential extinction of native plants and animals.
- 2.83 The Climate Change Act 2008 sets out legally binding targets of reducing carbon dioxide to 80% below 1990 levels by 2050 and at 28-32% by 2020.
- 2.84 Emissions data²⁸ show that levels of carbon dioxide (within the scope of influence of Local Authorities) per capita in Surrey Heath fell from a figure of 8.5 tonnes per capita in 2007 to 6.7 tonnes per capita in 2014.
- 2.85 The total tonnes of carbon dioxide produced in Surrey Heath also fell from 716.9 kilotonnes in 2007 to 584.2 kilotonnes in 2014. The largest contributor to carbon dioxide emissions in Surrey Heath in 2014 was the transport sector. However, the general trends show decreasing emissions across all sectors including domestic, road transport, and industrial and commercial. It will be determined over time whether the overall falling trends in emissions from 2005-2014 are a result of recessionary influences or a long term trend. Reducing carbon dioxide emissions from both new build residential and non-residential development will continue to be assessed against BREEAM standards.

Table 2-15: Carbon Dioxide Emissions per Year in Surrey Heath

Year	Industry & Commercial (kilotonnes (kt))	Domestic (kt)	Transport (kt)	Total (kt)	Per Capita Emissions (tonnes (t))
2007	186.9	224.2	305.5	713.3	8.5
2008	229.5	227.2	292.7	745.7	8.8
2009	206.3	203.0	277.0	682.7	8.0
2010	218.8	219.0	270.3	704.3	8.2
2011	194.5	192.6	272.3	655.2	7.6
2012	211.3	209.7	259.0	675.9	7.8
2013	200.3	205.6	261.2	662.9	7.6
2014	149.0	171.2	261.3	576.7	6.6
2017	145.8	166.2	265.1	572.4	6.5

- 2.86 The Thames Catchment Flood Management Plan (CFMP)²⁹ identifies the urban west of the Borough as lying in a zone of 'expanding towns in floodplain locations' with sources of flooding identified as a combination of river, surface water and sewer systems. The

²⁸ Available at: www.gov.uk/government/statistics/local-authority-emissions-estimates

²⁹ Thames Catchment Flood Management Plan: Summary (2009) Environment Agency. Available at: <http://publications.environment-agency.gov.uk/pdf/GETH1209BQYL-e-e.pdf>



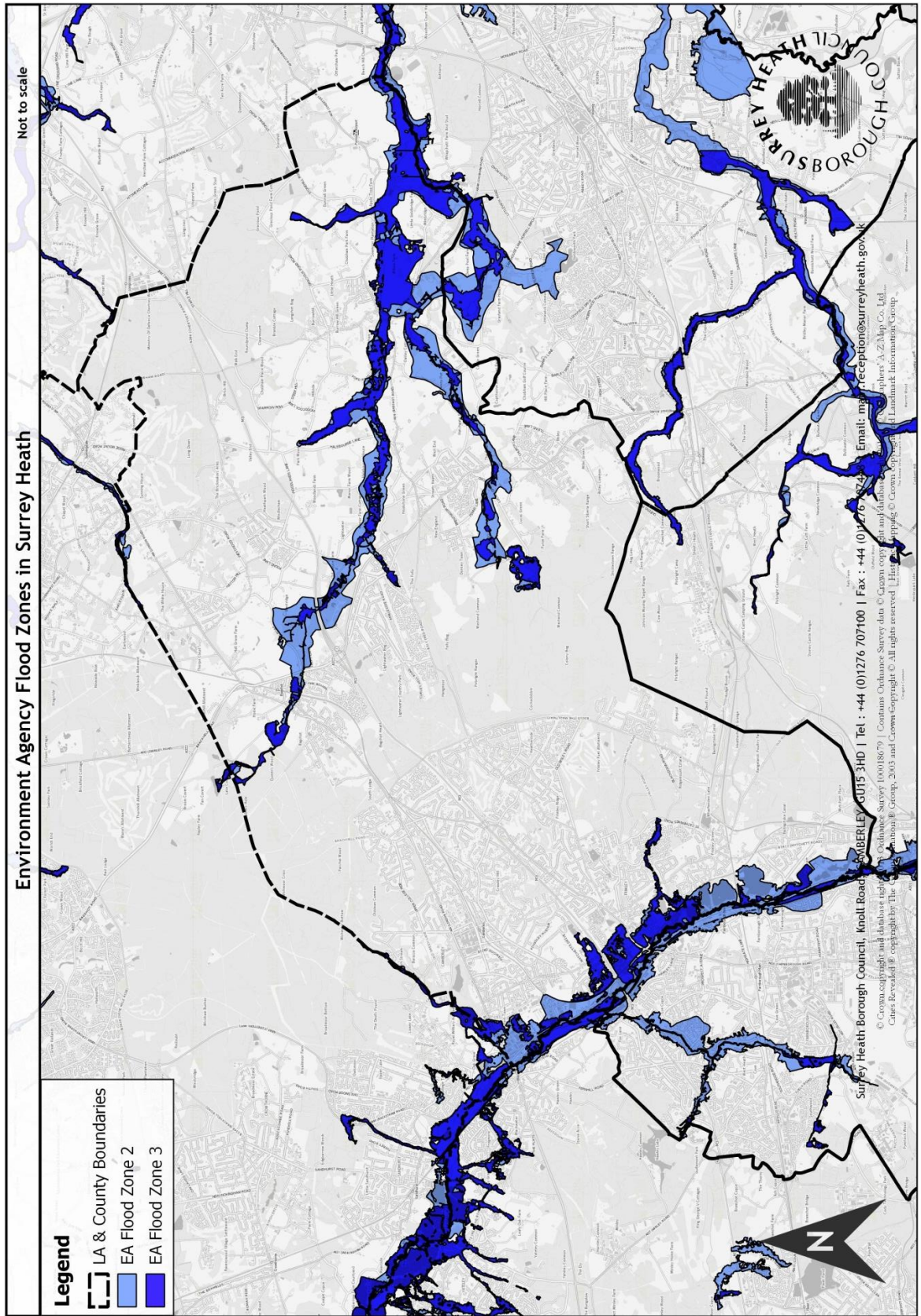
east is defined as Towns and Villages in Open Floodplain (north & west). The CFMP also highlights up to 250-500 properties at risk of flooding in a 1% annual probability river flood.

- 2.87 Working with Local Planning Authorities, the plan aims to avoid any increase in flood risk from future urban expansion, including in the Blackwater Valley. The CFMP Policy for the sub-area is to continue to manage risks effectively but further action may be required to keep pace with climate change. In the east, the policy is to take further action to reduce the risks of flooding where possible with proposed actions identified as maintaining capacity of rivers to reduce flood events and retain remaining floodplain.
- 2.88 The Borough Council's Strategic Flood Risk Assessment (SFRA), 2015³⁰ assessed which areas of the Borough, were liable to flooding from fluvial (river) Sources (with climate change considered). In the west this is mainly along the Blackwater river corridor and in the east from the Windlebrook/Halebourne/Millbourne and The Bourne. Figure 4 displays areas of the Borough at risk of fluvial flooding as identified by the Environment Agency (EA) Flood Zones.

³⁰ Strategic Flood Risk Assessment: Volume 2 Technical Report (2015) Capita. Available at: http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/SH_SFRA_Vol2_TechRep102015v2.pdf



Figure 8: Environment Agency Flood Zones in Surrey Heath





2.89 Even where areas of the Borough are not affected by fluvial flood risk, they may fall within areas at risk from other sources of flooding such as run-off, sewer or groundwater inundation as indicated within the SFRA. The Basingstoke Canal to the south of the Borough is an artificial source of flooding. The SFRA highlights residual flood risk from the Basingstoke Canal at Frimley Lodge Park near Mytchett and along the Deepcut flights.

Likely Future Conditions, Issues & Problems

2.90 Despite the onset of climate change it is unlikely that fluvial flood risks will increase significantly. Regard will be given to updated climate change guidance. Given the potential for more intense rainfall events as a consequence of climate change, coupled with the amount of existing hard landscaping in and around the urban areas of the Borough, the issue of flooding from other sources arises. Intense rainfall events must be considered against the updated climate change allowance to consider whether there would be an increase in fluvial flooding.

2.91 Whilst it could be considered that carbon dioxide emissions will continue to rise in the future given the reliance on travelling by car and the need for additional dwellings, there is the potential for technological advances including clean energy and increased levels of sustainability in buildings. Furthermore, an increased general awareness of the harm to the environment that emissions can cause, initiatives to reduce emissions and increasingly economical private motor vehicles could help stabilise or even reduce emissions, as can be seen from the general trend in Table 2-15 over the period from 2007-2015. However, the estimates for temperature increases and rainfall are unlikely to change significantly. Applicants would need to submit a Flood Risk Assessment with applications for major development in Flood Zone 1 to take account of surface water drainage.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Intense rainfall events may give rise to non-fluvial flooding.	Baseline Information Strategic Flood Risk Assessment (2015)	Future policy should ensure Flood Risk Assessments (FRA) are required for all planning applications in flood zones 2 and 3 as well as areas of potential surface water flooding as identified in the updated SFRA (2015). In cases where specific flood risk assessments identify a risk, policy should require measures to be put in place in order to minimise this to a sufficient standard, which will be determined. In addition, all development proposals should demonstrate how they will incorporate SuDS in the scheme to mitigate surface water run-off.
Continual reduction of carbon dioxide emissions is essential in order to assist in meeting the national target of 34% below 1990 levels set out in the Climate Change Act 2008	Baseline Information	A combination of policies should contribute to the overall reduction of greenhouse gasses, particularly CO ₂ . This will include the promotion of sustainable development locations and sustainable modes of transport. Policies should require design guidance that facilitates renewable and low carbon development.



Soils and the Natural Environment

- 2.92 The main geological deposit in the Borough is sand under laid by Reading and Bagshot beds with alluvial deposits within the river corridors. Extensive mineral extractions have taken place in the west of the Borough (gravel) which has been subject to restoration. The acidic soils in the central area of the Borough support a predominantly heathland habitat.
- 2.93 Agricultural land makes up 26% in Surrey Heath. The agricultural land classification identifies the best and most versatile (BMV) agricultural land as classes 1, 2 or 3a. Surrey Heath does not have any class 1 or 2 BMV and only 10% of agricultural land is classified as BMV 3.
- 2.94 There are no sites within Surrey Heath identified as contaminated, but there are 49 potentially contaminated sites which would require further investigations if development consents were sought. This excludes land owned by the Ministry of Defence (MOD) which is under the jurisdiction of the Environment Agency.
- 2.95 The percentage of dwellings permitted in Surrey Heath on previously developed land from 2012-2016 was 81.2%³¹

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- 2.96 In future, it is likely that some non-PDL sites may come forward, as well as sites on previously developed land. If even a limited number of sites in rural locations were allocated through the Local Plan, this would reduce the overall percentage of dwellings built on PDL. However it is unlikely that it would be a significant reduction. Due to the nature of the Borough's land availability constraints, it is likely that the majority of development would still be built on PDL. Soil quality is likely to remain relatively stable in the future and opportunities may present themselves to remediate land if contamination is present.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
New dwellings within countryside locations would lower the percentage of dwellings built on PDL and potentially reduce soil quality/structure.	Baseline Information	Policy should encourage PDL sites to be considered in the first instance provided that they meet other sustainability criteria. However, where PDL sites cannot meet housing requirements alone, it will be necessary to consider other options, including more rural localities.

³¹ Surrey Heath Annual Monitoring Reports 2012-2016. Available at: <http://www.surreyheath.gov.uk/residents/planning/planning-policy/planning-and-supplementary-planning-documents>



Air

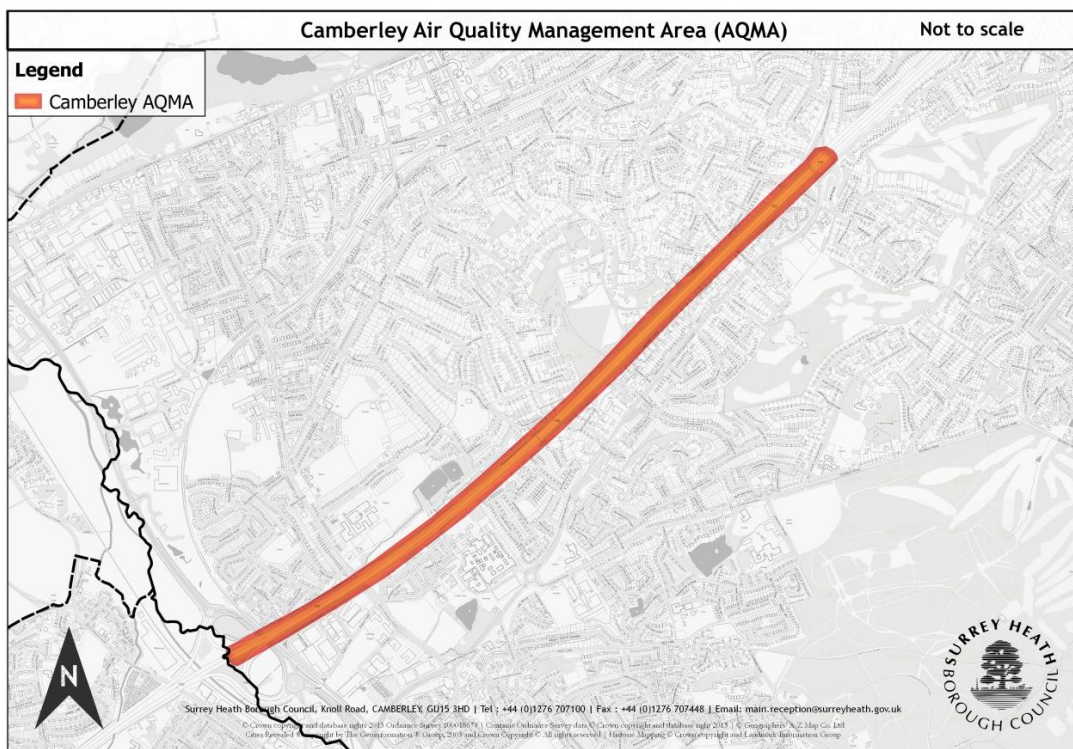
2.97 The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (July 2007) sets pollution targets for 10 pollutants: -

- Benzene $5\mu\text{g}/\text{m}^3$ (annual average)
- 1, 3 Butadiene $2.25\mu\text{g}/\text{m}^3$ (running annual mean)
- Carbon Monoxide $10\text{mg}/\text{m}^3$ (maximum daily running 8 hour mean)
- Lead $0.25\mu\text{g}/\text{m}^3$ (annual mean)
- Nitrogen Dioxide $40\mu\text{g}/\text{m}^3$ (annual mean)
- Nitrogen Oxides $30\mu\text{g}/\text{m}^3$ (annual mean)
- Ozone $100\mu\text{g}/\text{m}^3$ (8 hour mean)
- Particles (PM_{10}) $50\mu\text{g}/\text{m}^3$ (24 hour mean)
- Particles ($\text{PM}_{2.5}$) $25\mu\text{g}/\text{m}^3$ (annual mean)
- Sulphur Dioxide $20\mu\text{g}/\text{m}^3$ (annual mean)

2.98 Vehicle emissions are now the principle source of air pollution in the UK given the decline of using coal for domestic heating or in coal-fired power stations. Emissions from vehicles can include carbon monoxide, carbon dioxide, oxides of nitrogen, volatile organic compounds (VOC) and particulate matter (PM_{10}). These pollutants can have a detrimental effect on human health and the natural and built environment.

2.99 There is one singular Air Quality Management Area (AQMA) in Surrey Heath known as the Camberley AQMA which runs parallel to the M3 from Junction 4 at Frimley up to the A325 Portsmouth Road at the Ravenswood roundabout in Camberley. This AQMA was declared for Nitrogen Dioxide (NO_2) and PM_{10} and lies 1.25km south of the Town Centre.

Figure 9: Approximate Boundary of Camberley AQMA





2.100 According to the Surrey Heath Local Transport Strategy 2011,³²

“Stop start driving conditions and slower vehicle speeds resulting from congestion can lead to higher roadside pollutant concentrations, hence causing greater risks to pedestrians and adjacent residential properties.”

It is anticipated that the benefits of the M3 Smart Motorway Scheme, such as improved journey times, capacity and traffic speed will help prevent congestion and consequently impact positively on the air quality in the vicinity of the motorway.

2.101 NO₂ can have adverse effects on natural habitats which are dependent on low levels of nutrients such as the lowland heathland covered by the Thames Basin Heaths SPA and Thursley, Ash, Pirbright and Chobham Common SAC. The Department of Transport's Transport Analysis Guidance (TAG) Environmental Impact Appraisal³³ states that beyond 200m the contribution of vehicle emissions from the roadside to local pollution levels is not significant. The majority of highways within Surrey Heath do not lie within 200m of the SPA/SAC, but several do, including the M3 motorway.

2.102 As noted, the M3 Smart Motorway Scheme will provide 4 running lanes on each carriageway. This will be achieved by converting the existing hard shoulder to a permanent running lane, minimising any detrimental effects on the environment during construction. Furthermore, upon completion of the project, the width of the motorway will not be significantly increased, with an additional verge area at the side of each carriageway as opposed to an extra lane's width as in traditional widening schemes. This will ensure less encroachment on the SPA/SAC where the motorway bisects such designated areas.

2.103 Table 2-16 sets out the estimated percentage reduction of road traffic which would, in theory, be required to reduce pollutant levels to within the national Air Quality Objectives, *not to exceed an annual mean of 40µg/m³*. The information demonstrates the Camberley AQMA was not exceeding the level of NO₂ beyond the national Air Quality Objective when measured for Surrey County Council's Surrey Transport Plan Air Quality Strategy (2011). However, in subsequent years, there have been exceedances of NO₂ beyond the national Air Quality Objective, as recorded in Surrey County Council's 2016 Air Quality Strategy. Therefore, the AQMA will remain in place for the foreseeable future.

³² Draft Surrey Heath Local Transport Strategy (Dec 2014), SCC

³³ TAG Environmental Impact Appraisal (2014). Available at:

www.gov.uk/government/publications/webtag-tag-unit-a3-environmental-impact-appraisal-november-2014



Table 2-16: NO₂ exceedances in the Camberley AQMA³⁴

Where Identified	No. of Properties Affected	Annual Mean NO ₂ Concentration (µg/m ³)	Contribution to pollutant level by source (% - based on NO _x)	Estimated reduction in road traffic required to reduce pollutant level to within national Air Quality Objective (%)
Surrey Transport Plan Air Quality Strategy (2011)	105	34	28.9	0 Current compliance with NO ₂ and PM ₁₀ objectives.
Surrey Transport Plan Air Quality Strategy (2016)	105	50	Information not provided	Information not provided. Unlikely to revoke until three years data is shown to be under the average required.

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2.104 Upon completion of the M3 Smart Motorway Scheme in spring 2017, it is possible that additional traffic generated from the extra capacity could impact the Camberley AQMA. However, this will be mitigated as increasingly cleaner vehicles with lower emissions come into wider use. In addition, the scheme will help minimise congestion, which in turn will reduce pollutants and improve air quality. It is considered, given the likelihood of future technological advances and the replacement of older vehicles with new, that air quality issues arising from vehicle traffic will be likely to improve overall.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Future development and highways projects could generate additional traffic related emissions close to SPA/SAC	Baseline Information	Policy will need to consider impact of traffic generation on roads located within 200m of the SPA/SAC.
The Camberley AQMA is currently recording levels of Nitrogen Dioxide above the national Air Quality Objective not to exceed an annual mean of 40µg/m ³	Baseline Information SCC Air Quality Strategy 2011 & 2016	The level of traffic in the AQMA is generated by the M3 motorway. This is managed by Highways England and much of the traffic is simply passing through the Borough, between destinations in other areas. However, the Borough Council can assist in reducing overall traffic flows by working with Surrey County Council to encourage other methods of transport. This will help to avoid exacerbating the issue with increased localised journeys on the motorway.

³⁴ Surrey Transport Plan (2011 and 2016) Air Quality Strategy, SCC:
http://www.surreycc.gov.uk/_data/assets/pdf_file/0007/843559/STP-Air-Quality-Strategy.pdf
<https://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-strategies/air-quality-strategy>



Water

- 2.105 The water environment can be polluted from a variety of sources including point sources, such as a sewage outlet or from diffuse sources such as rainwater run-off from roads. Untreated pollutants can have adverse effects on human health and can have adverse effects on the natural environment, not just the water environment.
- 2.106 The Water Framework Directive has objectives to improve water quality and promote the sustainable use of all UK waterbodies. This requires all UK river basins to reach 'good' status by 2015 through environmental objectives on chemical, biological and physical targets.
- 2.107 The Thames River Basin Management Plan³⁵ produced by the Environment Agency divides the Thames catchment into units, one of which is unit R9, the river Blackwater which covers the west of the Borough. Ecological quality of the Blackwater is currently considered 'moderate' with the aim of reaching 'good' status by 2027. The river basin management plan also shows groundwater unit G32 (Farnborough & Bagshot Beds) as being of good quality and has the designation 'Drinking Water Protected Area'.
- 2.108 The east of the Borough is located within catchment unit R19 and R20 which covers the Addlestone Bourne (West End to Hale/Millbourne in R19) and Hale/Millbourne (Bagshot to Addlestone Bourne confluence near Chobham in R20) The ecological quality of unit 19 is moderate. The ecological quality of unit R20 is also moderate with the aim to achieve good status by 2027. Groundwater unit G6 (Chobham Bagshot Beds) covers the east of the Borough and its status is poor, with the aspiration of achieving good qualitative status by 2027. The groundwater unit also has a designation of 'Drinking Water Protected Area'.
- 2.109 In terms of water resource Surrey Heath lies in an area of water stress as identified by DEFRA. The Water provider for the west of the Borough is South East Water and in the east is Veolia Water. The Basingstoke Canal suffers from water shortages, especially in the summer months and this is reflected in the amount of the SSSI meeting its PSA target.
- 2.110 South East Water's Water Resource Management Plan (WRMP)³⁶ identifies the west of the Borough within Resource Zone 4, which is expected to remain in surplus up to 2035 albeit by transferring water from Resource Zone 5 and planning for additional supply. The study tested the Water Resource Zone's deployable output in response to climate change. This was tested against three scenarios of climate change effects: 'dry' (worst case) scenario, 'mid' scenario and 'wet' (best case) scenario. Water Resource Zone 4 was shown to be relatively unaffected by the 'mid' and 'wet' scenarios. Only the 'dry' scenario demonstrated a significant adverse impact.
- 2.111 The east of the Borough falls within the Southern Resource Zone in the Veolia Water Resource Management Plan (Central). The Veolia WRMP proposes that supply will be maintained over the period to 2035 through water metering coupled with further leakage reductions.

³⁵ Thames River Basin Management Plan (2009) Environment Agency. Available at: www.gov.uk/government/publications/thames-river-basin-management-plan

³⁶ Water Resource Management Plan (2014) South East Water. Available at: www.southeastwater.co.uk/about-us/our-plans/water-resources-management-plan/wrmp-library#.VUnQedBwZzM



- 2.112 The Loddon Abstraction Licensing Strategy (CAMS)³⁷ produced by the Environment Agency (EA) identifies the west of the Borough as within Assessment Point Catchment 7 – Blackwater (AP7B). AP7B is classified as having ‘water available’ although it informs that this status is overridden by the flow requirements of the Thames, which modifies the status to ‘Water not available’. Recourse reliability for consumptive abstraction is determined through an availability test which indicates availability for AP7B at less than 30% of the time (the lowest of 5 categories).
- 2.113 The Environment Agency’s Thames Catchment Abstraction Licensing Strategy (TCAMS)³⁸ identifies the east of the Borough as within AP6 – Kingston Catchment Area (AP6K). The entire TCAMS catchment area has a bespoke licensing strategy which allows for greater water availability than the baseline conditions. Following the application of this strategy, AP6K is classified as having ‘restricted water available’, subject to water flow levels. Consumptive abstraction is indicated as available for more than 70% of the time.
- 2.114 A small area of the Borough around Deepcut lies within the Wey Catchment Abstraction Licensing Strategy³⁹ at AP6 – Hoe Stream. This unit is shown as having ‘water available’ though again, it informs that this status is overridden by the flow requirements of the Thames. Consumptive abstraction is indicated as available less than 30% of the time.

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- 2.115 It is considered likely that the ecological and chemical status of the river Blackwater, Hale/Millbourne and Bourne will improve over time given the environmental objectives contained within the Urban Waste Water Treatment Directive and Water Framework Directive. The South East is likely to remain an area of high water stress, although South East Water and Veolia predict water availability up to 2035.
- 2.116 Changes to the Building Regulations and planning policies in terms of water efficiency could help to reduce water demand in the future, however this may be off-set by increases in the local and wider population. Development at the Princess Royal Barracks in Deepcut may help to recharge water to the Basingstoke Canal.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
South East will remain an area of high water stress	Baseline Information	Future policy should set criteria in order to achieve water efficiency in new development. Through good design principles, policy should ensure water consumption in residential development is reduced to more efficient standards.

³⁷ Loddon Catchment Abstraction Licensing Strategy (2012) Environment Agency. Available at: www.gov.uk/government/uploads/system/uploads/attachment_data/file/289881/LIT_1777_a16a18.pdf

³⁸ Thames Catchment Abstraction Licencing Strategy (2014), Environment Agency. Available at: www.gov.uk/government/uploads/system/uploads/attachment_data/file/321005/LIT_1855.pdf

³⁹ Wey Catchment Abstraction Licensing Strategy (2012) Environment Agency. Available at: www.gov.uk/government/uploads/system/uploads/attachment_data/file/289901/LIT_3310_589f70.pdf



Waste

- 2.117 The Waste Licensing Regulations (1994) define waste as ‘any substance or object which the producer or the person in possession of it, discards or intends or is required to discard’. Controlled wastes are subject to regulation and include industrial, commercial, household and hazardous wastes.
- 2.118 Surrey Heath Borough Council is the waste collection authority in Surrey Heath, whilst Surrey County Council is the waste disposal authority. The Borough Council only collects waste from households and does not collect any commercial, industrial or hazardous waste.
- 2.119 There is currently a general trend of increasing household waste levels in Surrey Heath, however since the introduction of a bi-weekly refuse collection and implementation of specialised recycling bins for each household, recycling rates have improved dramatically and are now consistently above both the averages for the South East and for England. Since 2013/14 the rates are slightly lower than in previous years, which can be accounted for by changes made to materials that are considered suitable or unsuitable for recycling. In terms of the overall recycling rate, the national target of ‘50% by 2020’ as set out in the Waste Strategy 2007 has consistently been exceeded by Surrey Heath since the year 2009/2010.

Table 2-17: Total Household Waste Collected and Recycling Rates⁴⁰

Year	Recycling Rate (Surrey Heath)	Recycling Rate (South East)	Recycling Rate (England Average)
2008/09	30%	37%	39%
2009/10	62%	39%	41%
2010/11	64%	40%	42%
2011/12	65%	42%	44%
2012/13	64%	42%	44%
2013/14	58%	43%	45%
2014/15	59%	45%	44%
2015/16	62%	-	-

- 2.120 The Surrey Waste Core Strategy (2011) does not identify any areas or sites within Surrey Heath for the allocation of waste facilities. However, two sites within existing Core Employment Areas in Camberley are mentioned as possible waste management facilities. Surrey County Council is currently in the process of producing the Surrey Waste Local Plan, which will ultimately replace the adopted Waste Core Strategy, with an estimated adoption date of 2018. Therefore, the plan is at a relatively early stage of production, and it will not be until later in the process that any updates to sites allocated for waste will be determined.

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⁴⁰ DEFRA – Local Authority Collected Waste. Available at: <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>



2.121 With an increasing population it is considered that household waste levels within Surrey Heath are likely to increase further. It is further considered that high recycling rates are likely to be maintained, although the scope for improving rates will be limited.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Waste levels continue to increase	Baseline information	Future policy should ensure development incorporates sufficient space for waste storage. Sustainable design should be encouraged, where there is ample opportunity for recyclable waste storage, inclusive of a wide range of recyclable materials and provision for composting.

Sustainability Framework

- 2.122 The sustainability framework presented in Table 2-18 includes a set of SA/SEA objectives and associated indicators.
- 2.123 The SA/SEA framework provides a way in which the sustainability effects of the Local Plan can be described, analysed and compared. The later stages of the SA/SEA appraisal process will involve considering all of the reasonable options and alternatives of the Local Plan against each SA/SEA objective, so that a comparison can be made between the sustainability credentials of each option.



Table 2-18: SA/SEA Objectives & Indicators

SEA objective	Decision Making Criteria	Indicators
Providing for the varied needs of all sections of the community		
SA1. To meet identified housing need	<ul style="list-style-type: none"> • Will it promote mixed use, mixed type and mixed tenure developments? • Will it enable people to live where they want to live? • Will it help to improve affordability? • Will it enable independent lifestyles for the elderly and those with disabilities? • Will it enable provision of houses that are a decent size for people to live in? 	<ul style="list-style-type: none"> • Total net housing completions for the Borough and each settlement area within • 5 year land supply for housing • Number of affordable housing units completed by type, tenure, size and location (urban/rural) • Average house price by type • House price to earnings ratio • No. of applications/units provided for rural exception sites • Number of new Gypsy, Traveller and Travelling Showpeople pitches provided • % gross housing completions meeting the nationally described space standard (Technical housing standards, 2015)
SA2. To improve the population's health	<ul style="list-style-type: none"> • Will it improve access to health facilities? • Will it improve road safety? • Will it encourage healthier lifestyles? • Will it reduce death rates? 	<ul style="list-style-type: none"> • Life expectancy • Mortality Rates • Access to hospitals and GP surgeries • IMD rank for health and disability domain • % of people whose health is 'not good' • % of clinically obese adults and % of clinically obese children in Year 6 • Number of new residential developments incorporating open space or recreation space
SA3. To improve the education and skills of the local population	<ul style="list-style-type: none"> • Will it improve the education and skills of the general population? • Will it provide access to qualifications and enrolment on training & courses 	<ul style="list-style-type: none"> • % of pupils achieving 5 GCSEs grade A*-C • % of residents aged over 16 with no qualifications • % of residents educated to degree level or higher • IMD rank for education, skills & training domain • Adults without basic numeracy/literacy
SA4. To reduce crime, fear of crime and social exclusion	<ul style="list-style-type: none"> • Will it reduce actual levels of crime? 	<ul style="list-style-type: none"> • IMD rank across all domains



SEA objective	Decision Making Criteria	Indicators
	<ul style="list-style-type: none"> • Will it reduce fear of crime? • Will it contribute to a safe, secure built environment? • Will it help prevent and/or address social exclusion 	<ul style="list-style-type: none"> • IMD rank for income domain • IMD rank for crime and disorder domain • All crimes committed per 1,000 population • % of local residents worried about different types of crime
<p>SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community</p>	<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, libraries, sports and leisure facilities, especially in underserved localities such as the more rural villages? • Will it improve access to cultural activities? 	<ul style="list-style-type: none"> • Quantity of greenspace per 1,000 population • Access to key local services such as schools, post office, food shop and doctors on foot, bicycle or by public transport • IMD rank for barriers to housing & services domain • Total net floorspace lost/gained of D1 – non-residential institutions
Enabling improved access to the built and natural environment		
<p>SA6. To maintain and improve cultural, social and leisure provision</p>	<ul style="list-style-type: none"> • Will it improve provision of cultural, social and leisure opportunities? • Will it help to maintain existing cultural, social and leisure facilities? 	<ul style="list-style-type: none"> • % of residents who think that for their local area, over the past three years, sports and leisure facilities have got better or stayed the same • % of residents who think that over the past three years, cultural facilities (e.g. cinemas, museums) have got better or stayed the same • Total net floorspace lost/gained of D2 – Assembly & Leisure
<p>SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity</p>	<ul style="list-style-type: none"> • Will it promote sustainable access to the countryside, open spaces and biodiversity? 	<ul style="list-style-type: none"> • Quantity of greenspace per 1,000 population • Accessibility of greenspace to new residential development • Open space managed to Green Flag standard • Number of SANGs and quantity (ha) of SANG land



SEA objective	Decision Making Criteria	Indicators
Ensuring responsible use of land and resources		
SA8. To minimise the risk of flooding	<ul style="list-style-type: none"> • Will it minimise the risk of flooding (including sewer flood risk)? • Will it prevent inappropriate development in areas at risk of flooding? 	<ul style="list-style-type: none"> • New developments with SUDs installed, including Green Roofs • Number of new developments in the floodplain permitted against the advice of the Environment Agency • Number of properties at risk from flooding
SA9. To make the best use of previously developed land (PDL) and existing buildings	<ul style="list-style-type: none"> • Will it reduce the amount of derelict, degraded and underused land? • Will it reduce the amount of vacant/unfit properties? • Will it promote high densities at appropriate locations? • Will it actively promote re-use of previously developed land whilst respecting its amenity, biodiversity and landscape value? 	<ul style="list-style-type: none"> • % new development completed on PDL • Average density of new residential developments
SA10. To reduce contamination and safeguard soil quality and quantity	<ul style="list-style-type: none"> • Will it remediate contaminated land? • Will it help to avoid soil erosion and sedimentation? • Will it protect the best and most versatile agricultural land? 	<ul style="list-style-type: none"> • Amount of land affected by contamination remediated • Density of new residential developments • Loss of agricultural land
SA11. To maintain and improve the quality of water resources	<ul style="list-style-type: none"> • Will it protect and improve water quality? • Will it help prevent pollutants in water resources 	<ul style="list-style-type: none"> • Meets Water Framework Directive • Pollution incidents • Water abstraction status • Ecological and chemical status
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	<ul style="list-style-type: none"> • Will it improve air quality? • Will it contribute directly to air pollution? • Will it contribute indirectly to air pollution? 	<ul style="list-style-type: none"> • Number of days when air pollution is moderate or high • Levels of main pollutants • Number of AQMAs and number of dwellings affected.
Protecting the environment		
SA13. 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 	<ul style="list-style-type: none"> • Population of SPA wild birds • Area & condition of SPA & SAC • Number of visitors recorded entering SPA



SEA objective	Decision Making Criteria	Indicators
	<p>important species?</p> <ul style="list-style-type: none"> • Will it protect and enhance designated nature conservation sites or key components in the habitat network? • Will it make use of opportunities to create and enhance habitats? • Will it ensure current ecological networks are not compromised and that future improvements to habitats connectivity are not prejudiced? 	<ul style="list-style-type: none"> • Status and condition of SSSIs • Number & area of local wildlife sites (LNRs & SNCI) • Extent and condition of ancient woodland • Total area of designated sites (ha) and proportion of the Borough as a whole • Number of planning applications within designated SNCIs or other relevant ecological designations where ecological surveys/strategies have been submitted
<p>SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas</p>	<ul style="list-style-type: none"> • Will it preserve and where possible enhance diverse landscape character and value? • Will it protect and enhance the quality of green and open spaces? • Will it ensure current ecological networks are not compromised and that future improvements to habitats connectivity are not prejudiced? 	<ul style="list-style-type: none"> • % change in area of countryside, Green Belt and open space • Number of planning applications approved where there is a loss of countryside, Green Belt or open space • Number of planning applications within designated SNCIs or other relevant ecological designations where ecological surveys/strategies have been submitted
<p>SA15. To ensure the protection of the Special Protection Areas (SPAs)</p>	<ul style="list-style-type: none"> • Will it conserve and protect the SPA? 	<ul style="list-style-type: none"> • Population of SPA wild birds • Area & condition of SPA & SAC • Status and condition of SSSIs • Number and area of local wildlife sites (LNRs, SNCI) • Number of visitors recorded entering SPA
<p>SA16. To reduce noise pollution</p>	<ul style="list-style-type: none"> • Will it reduce noise pollution? • Will it ensure current ecological networks are not compromised and that future improvements to habitats connectivity are not prejudiced? 	<ul style="list-style-type: none"> • Levels of ambient noise • Number of planning applications within designated SNCIs or other relevant ecological designations where ecological surveys/strategies have been submitted
<p>SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/</p>	<ul style="list-style-type: none"> • Will it reduce the volume of traffic and ease congestion on the road network? 	<ul style="list-style-type: none"> • Travel to work by mode • Traffic counts



SEA objective	Decision Making Criteria	Indicators
walking) and reduce traffic congestion	<ul style="list-style-type: none"> • Will it improve access to alternative modes? • Will it encourage integrated public transport? • Will it shorten walking distances to local facilities 	<ul style="list-style-type: none"> • Pedestrian, cycle and public transport access to key services • Number & length of cycle routes and public footpaths • Planning permissions with green travel plans of transport related contributions • Number of cars per household
SA18. 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 local or designated heritage assets and their settings? • Will it protect historic townscapes and settlement character? • Will it respect, maintain and strengthen local distinctiveness and sense of place? 	<ul style="list-style-type: none"> • Statutory Listed Buildings / Locally Listed Structures/Monuments at risk • Number of Listed Buildings /Locally Listed Buildings/Monuments demolished • Number of archaeological investigations • Number of Conservation Areas
Minimising climate change and its impacts		
SA19. To reduce greenhouse gas emissions	<ul style="list-style-type: none"> • Will it reduce emissions of greenhouse gases: <ul style="list-style-type: none"> - Domestic? - Commercial & Industrial activities? - Transport? 	<ul style="list-style-type: none"> • Emissions of carbon dioxide per annum by sector: <ul style="list-style-type: none"> - Domestic - Industrial/commercial - Transport • Emissions of Carbon Dioxide within the scope of Local Authorities
SA20. To increase energy efficiency and increase 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, low carbon and decentralised sources? • Will it promote increased energy efficiency through location, siting and design of new development? 	<ul style="list-style-type: none"> • % of installed renewable energy • SAP ratings • Commercial developments meeting BREEAM 'very good' or 'excellent'
SA21. To reduce generation of waste and maximise re-use and recycling	<ul style="list-style-type: none"> • Will it promote waste minimisation, re-use and recycling? • Will reduce the overall amount of waste produced? 	<ul style="list-style-type: none"> • Kg waste collected per head • % household waste recycled • % household waste composted • % household waste used to recover heat, power and other energy sources • % household waste landfilled



SEA objective	Decision Making Criteria	Indicators
SA22. To encourage reduced water consumption	<ul style="list-style-type: none"> • Will it increase water efficiency? • Will it discourage over-consumption of water? 	<ul style="list-style-type: none"> • Daily domestic water consumption (per capita, litres) • No. of properties with water meters • Water abstraction status
Supporting and facilitating growth		
SA23. 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 • % JSA claimants • Job density – number of jobs per person • CoStar commercial and industrial vacancy rates in Surrey Heath (%)
SA24. To support inclusive and diverse economic growth	<ul style="list-style-type: none"> • Will it encourage provision of jobs accessible to residents of the Borough? • Will it encourage diversity and quality of employment types? 	<ul style="list-style-type: none"> • Employment by occupation • Earnings by residence • Business counts by size
SA25. To sustain and enhance the viability and vitality of town, district and local 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 • Retail floor space by type • Total net retail floorspace lost/gained
SA26. To support existing business structure and businesses	<ul style="list-style-type: none"> • Will it provide for existing businesses i.e. range of premises, services, infrastructure, and skilled workforce? 	<ul style="list-style-type: none"> • % change in VAT registrations • New employment floor space by type



3. Developing and Refining Options and Predicting Effects

3.1 The Issues, Options and Preferred Approach Document was developed and appraised against the SA Framework. This section of the SA concentrates on stages B1 to B6 of the Government's guide to undertaking SA (see reference 1). However, prior to setting out the predicted effects of options considered, it is important to acknowledge any data gaps or problems encountered during the appraisal process.

Data Gaps and Difficulties

- 3.2 Baseline data was gathered which informed the scoping section of this report and predicted future trends across a range of sustainability criteria in the absence of the plan. Gathering data in this manner relies on other parties and the accuracy of their data collation or data sets. Therefore the Borough Council does not have control over the detail or quality of the majority of baseline data available. Further, some data sets are based on the 2001 census (where this has not been updated by the 2011 census data), although this is still considered the best available data at the time of writing this assessment.
- 3.3 In terms of data gaps, local air quality monitoring only takes account of nitrogen dioxide and no other emissions. However, this emission is the one most likely to occur from vehicular traffic which is the pollutant the SA is most interested in for Document effects. Other gaps in data exist in terms of condition status of some SSSIs.
- 3.4 Difficulties arise in the prediction and evaluation of effects as these will contain a level of uncertainty, for instance scientific uncertainties due to gaps in data or data collection methods; lack of precision given the qualitative nature of some effects and uncertainties on implementation given the strategic nature of the Document.
- 3.5 Research and professional judgement can reduce these uncertainties but they cannot be entirely eliminated. Where uncertainties remain a precautionary approach was taken.

Stage B1 – Testing the Issues, Options and Preferred Approach objectives against the SA objectives

- 3.6 Stage B1 involves testing the SA objectives against the Issues, Options and Preferred Approach objectives set out in the document.
- 3.8 In general the majority of Document objectives are compatible with the SA objectives, although the compatibility of some objectives will depend upon implementation. Where this is highlighted relevant strategies and policies in the Document should be worded to reduce incompatibilities.
- 3.9 However in some instances potential incompatibilities occur, for example the Document objective of meeting housing needs may not be compatible with the objective of conserving biodiversity. To overcome these potential incompatibilities it will be necessary to ensure that any unavoidable adverse effects are reduced to an acceptable level.

Stage B2 – Developing the Issues, Options and Preferred Approach and Alternative Approaches

Developing Options



- 3.10 The options and alternatives set out in the Document have been assessed against the SA objectives as contained within Table 2-18.
- 3.11 The appraisal of the options in the Issues, Options and Preferred Approach Document involves predicting the likely sustainability effects of the Document options (alternatives) against each of the SA objectives with reference to the baseline situation (as set out in Section 2).
- 3.12 The options set out in the Issues, Options and Preferred Approach Document were developed as follows : -
- (i) The draft vision, objectives, and spatial strategy; and
 - (ii) Developing options and alternative approaches for topic areas that will ultimately form the policies in the new Surrey Heath Local Plan. This includes housing, employment, retail, heritage, biodiversity and Local Area options.
 - (iii) Identifying housing sites through the Strategic Land Availability Assessment 2017 (SLAA) including sites within settlements, within the countryside beyond the Green Belt and Green Belt; and
 - (iv) Consideration of green spaces within the Borough as well as designated Sites of Nature Conservation Importance (SNCI); and
 - (v) Consideration of District/Local centres and neighbourhood parades; and
 - (vi) Consideration of Strategic Employment Sites and Locally Important Employment Sites' boundaries; and
 - (vi) Reviewing existing policies in the Core Strategy & Development Management Policies DPD 2012 and the Camberley Town Centre Area Action Plan DPD 2014 which will be carried forward into the new Local Plan.

Stage B3 – Predicting the Effects of the Document options

Stage B4 – Evaluating the Effects of the Document options

- 3.15 Stages B3 and B4 predict and evaluate the effects of the Issues, Options and Preferred Approach Document options on the receiving environment as well as evaluating the alternative options for comparison where appropriate.
- 3.17 The detailed appraisal of each objective/option is contained within Appendices A-K. The appraisal takes the form of a matrix which assesses the performance of each option/site against the SA framework with a summary of predicted and evaluated effects.
- 3.18 The timeframe of the effects from the options and sites also needs to be considered. In order to address this, the predicted length of the impact(s) from each option/site will be defined as either a short, medium or long term effect. Short term effects are considered to occur within the first 5 years of the plan, medium term effects in years 6-10 and long term effects in years 11-15 and beyond. This will be considered alongside the overall environmental effects against the SA objectives.



Table 3-1: Appraisal Assessment Criteria for Objective, Sites and Options

Beneficial		No effect	Adverse		Uncertain
++	+	0	-	--	~
Significant positive/beneficial impact	Minor positive/beneficial impact	No Effect/ No Change/ Neutral	Minor Adverse Impact	Significant adverse impact	Impact Uncertain/ Unknown

3.22 It should also be noted that the SA/SEA process considers the impact of sites/options at a strategic level in order to allow a broad comparison between sites/options. The SA/SEA should not be construed as a detailed site-specific assessment such as an Environmental Impact Assessment (EIA).

3.23 The following sections of the SA/SEA concentrate on specific topic areas to aid reading of this document. With regard to the SA/SEA of sites, if a site has been put forward for more than one use, it will be appraised against the uses proposed. However, it should be noted that some sites have been proposed by developers/land owners for more than one use. As such, sites put forward for more than one use have been appraised in terms of the uses proposed.

Cumulative Effects

3.25 It should be noted at this stage of plan preparation that it is difficult to consider the cumulative effects of the plan as a whole, when some sites/options may not be taken forward. Therefore the cumulative effects of the plan as a whole will be considered at the Pre-submission stage (Regulation 19).

Stage B5 - Considering Ways of Mitigating Adverse Effects and Maximising Beneficial Effects

3.26 Stage B5, can aid in the development of the preferred approach where uncertainty exists and where clarity is required. This can also include an indication of whether individual sites could reduce their negative effects or enhance positive ones so as to fully inform which options should be taken forward. In this way, sustainability can be ‘front loaded’ and help to reduce the number of sites with negative effects or help to reduce the magnitude of these effects.



4. Assessment of Topic Areas of the Issues and Options Preferred Approach Draft Local Plan

Spatial Strategy and Presumption in Favour of Sustainable Development

- 4.1 The spatial strategy will help inform the overall distribution of growth in Surrey Heath and help in identifying sites to achieve this and to ensure deliverability. The priority of the spatial strategy is to direct development to the most sustainable locations. The preferred and alternative approach to the spatial strategy has been assessed against objectives 1-26 of the SA/SEA. Appendix B sets out the appraisal of the spatial strategy options.

The Presumption in favour of sustainable development policy reflects national guidance set out in the National Planning Policy Framework. The assessment of the preferred approach against objective 1-26 of the SA/SEA is set out in Appendix B. The commentary sets out while it is not considered that there is a reasonable alternative to this approach.

Housing Options

- 4.2 The housing options have been informed by the Strategic Housing Land Availability Assessment 2017 (SLAA), the call for sites undertaken in February 2017, sites allocated in the Core Strategy 2012-2028 and in the Surrey Heath Local Plan 2000. The aim of this approach is to address housing needs by planning for new homes of an appropriate housing mix and tenure in the Borough to 2032. The SA/SEA appraises the preferred and alternative approaches to housing delivery, including Gypsy and Traveller Accommodation, affordable housing, mix of dwellings and specialist housing types against objectives 1-26 of the SA/SEA. Appendix C sets out appraisal of the housing options.

4.3 Employment Options

The aim of this approach is to identify and protect Strategic and Locally Important employment sites to help fulfil the Borough's role in facilitating strong economic performance across all sectors and to introduce policy that supports the sustainable growth and expansion of businesses within rural areas.

The preferred and alternative approaches to employment land have been assessed against objectives 1-26 of the SA/SEA. Appendix D sets out the appraisal of the employment options.

4.4 Retail Options

The aim of this approach is to enhance the vitality and viability of Camberley Town Centre and other District and Local Centres in the Borough and to carry forward policies from the adopted Camberley Town Centre Area Action plan Development Plan Document (DPD). The preferred and alternative approaches to retail uses have been assessed against objectives 1-26 of the SA/SEA. Appendix E sets out the appraisal of the retail options.

4.5 Environmental and Infrastructure

Infrastructure



The aim of this approach is to ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents. The SA/SEA appraises the preferred and alternative approaches to transport, community, green infrastructure and open spaces, recreational facilities and telecoms and broadband against objectives 1-26 of the SA/SEA. Appendix F sets out the appraisals.

Environmental

The aim of this approach is to ensure that development does not have a detrimental impact on designated international and national sites of important natural assets and that new development provides opportunities to improve biodiversity and provide for environmental net gain and that development has regard to issues of air quality, contaminated land, noise, lighting and odour, flood risk and water quality and renewable energy. The preferred and alternative approaches to these environmental issues have been assessed against objectives 1-26 of the SA/SEA. Appendix G sets out the appraisals.

4.6 Green Belt and Countryside

The aim of this approach is to protect and enhance the character of the Green Belt and countryside beyond the Green Belt. The SA/SEA appraises the preferred and alternative approaches to extensions, replacement buildings, infilling and re-use of buildings against objectives 1-26 of the SA/SEA. Appendix H sets out the appraisals.

4.7 Heritage and Design

The aim of this approach is to conserve and enhance the Borough's built environment and heritage assets, both designated and non-designated. The SA/SEA appraises the preferred and alternative approaches to design, space standards, sustainable water use, trees, parking and highways, shopfronts and adverts against objectives 1-26 of the SA/SEA. Appendix I sets out the appraisals.

4.8 Local Area Policies

The aim of this approach is to ensure that development provided within the Borough has regard to the local area and sets out local area policies for areas in the west and east of the Borough, including, where relevant, the preferred and alternative approaches to housing delivery and the designation of green spaces and employment and retail areas and the promotion of sustainable transport. The SA/SEA appraises these approaches against objectives 1-26 of the SA/SEA. Appendix J sets out these appraisals.

4.9 Appraisal of employment, housing and SANG sites

The SA/SEA has appraised all sites that were put forward in the 2017 SLAA that were considered deliverable (0-5 years), developable (6-10 years) and sites that may come forward in the 10-15 year period were also appraised. All sites were appraised against the SA/SEA objectives 1-26.

Appendix K sets out these appraisal and is categorised by local area, beginning with Bagshot and ending with Windlesham. Housing and employment sites that have been identified in the issues and options preferred approach have been appraised alongside all other sites that have been submitted.



5. Mitigation & Monitoring

Stage B5 - Considering Ways of Mitigating Adverse Effects and Maximising Beneficial Effects

- 5.1 A number of recurrent themes arose from the prediction and evaluation of each site/option in Section 4, some of which were negative effects requiring mitigation or reducing in magnitude to acceptable environmental limits, uncertain effects which require clarification or positive effects which could be maximised. However, there will always be some negative effects which cannot be reduced to within acceptable limits or some positive effects which cannot be enhanced further. Also, suggestions for reducing negative effects may only be realistic for a number of sites/options and not all sites/options across the board.
- 5.2 In considering ways in which the Document could reduce or enhance effects it should be noted that many effects will be addressed at the project implementation stage and cannot be considered at this level of assessment or will be beyond the scope of the Document. A combination of national and local planning policy is already in place to ensure that project level impacts are considered and therefore mechanisms are already in place to reduce or enhance effects. Table 10-1 sets out the effects and whether and how the Document can address these.

Table 10-1: Effects for Mitigation & Enhancement

Effect	Mitigation or Enhancement
Thames Basin Heaths SPA & Biodiversity	In terms of local biodiversity this will very much depend on individual site design and exploring opportunities for biodiversity gain which will remain project level concerns. The Issues and options draft local plan seeks to carry forward Policies CP14A and CP14B of the Core Strategy and also seeks to improve biodiversity and environmental net gain in new development. For internationally designated sites such as the Thames Basin Heaths SPA, this will require the provision of SANG which will help mitigate the impact of new development on the Thames Basin Heath SPA.
Use of Sustainable Materials in Development	Use of sustainable materials has been identified as being dependent upon implementation. The Issues and Options draft local plan design policy seeks sustainable construction standards and techniques and sustainable water use.
Impact on Countryside/Green Belt and use of Previously Developed Land	Development within countryside or Green Belt could have a negative impact on landscape and visual amenity. The Issues and Options draft local plan seek to protect and enhance the Green Belt and countryside beyond the Green Belt through a series of policies in respect of reuse, infilling and extensions.
Flood Risk & Water Quality	The Issues and Options draft local plan sets out policy approaches to flood risk, surface water and water quality and supply to minimise and reduce the risk of flooding, and to ensure water quality is protected.



Effect	Mitigation or Enhancement
Crime & Design	Effects on crime & design will be considered by individual projects at the design stage. The Issues and Options draft plan design policy seeks to address this issue.
Greenhouse gas emissions	The issues and options draft local plan seeks to ensure that new development considered the impact on air quality and recognises the opportunities for providing renewable an low carbon energy schemes, including other suitable new or alternative technologies that may come forward in the lifetime of the local plan.
Heritage Assets	The issues and options draft Local Plan seeks to conserve and enhance the Borough's built environment, including the loss of the Borough's heritage assets.
Loss of Employment & Impact to Business	The Issues and options draft local plan seeks to identify and protect strategic and locally important employment sites and promote economic growth.
Transport & Accessibility to Services	<p>The Issues and options draft local plan seeks to ensure that development within the Borough is supported by the physical and social infrastructure, including the provision of non-car means of transport, links to public transport and cycle ways.</p> <p>With regard to the provision of housing, the Issues and options draft local plan seeks to deliver the majority of this within the urban areas of the Borough where there are better links to transport and accessibility to services.</p>

Stage B6 – Proposals for Monitoring

5.3 The effects of implementing the Document must be monitored to identify any unforeseen adverse sustainability effects, whether mitigation measures proposed are working and to seek to identify effects which differ from those predicted. This will involve, as far as is possible, quantifying both beneficial and adverse significant effects through a set of indicators. These indicators will be identified at the Regulation 19 stage of the local plan process. However, the following targets and indicators are likely to be relevant:

- New & converted dwellings on PDL;
- Number of dwellings completed by settlement location;
- Managed delivery target;
- Net additional pitches for Gypsy & Traveller accommodation;
- Amount of land implemented as SANGS
- Employment land available
- Condition status of SPA, SAC and SSSI's

5.5 The final set of indicators to be used when monitoring the sustainability effects of the Local Plan will be set out in the final SA report and will accompany the submission of the Regulation 19 document.



6. Next Stages

- 6.1 Consultation on this SA/SEA Interim Report will run from the 4th June to the 16th July. Any comments submitted which require changes to this SA/SEA Interim Report will be incorporated in a future SA/SEA Report which will be published alongside the Regulation 19 consultation.

SA/SEA Statement

- 6.2 In accordance with the SEA Directive and Regulations and in line with good practice as set out by the Planning Advisory Service (PAS), upon adoption of the Local Plan (2016-2032) a statement will be published which summarises how sustainability (including environmental) considerations have been integrated into the adopted Document and how the SA/SEA report has been taken into account, including the reasons for choosing the Document over any alternatives (options) considered.



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