

Appendix K

Appraisal of employment, housing and SANG sites

Appraisal of sites in Bagshot

SA Objective	Duration (years)	Land at Weston Paddocks	Seal House, 56 London Rd	134 and 136 London Rd	Woodside Cottage, London Rd	34 London Rd	Queen Anne House, Station Rd
SA1. To meet identified housing need	0-5	+	o	+	++	+	+
	6-10	+	+	+	++	+	+
	11-15+	+	+	+	++	+	+
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	o	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o	o	o	-
	6-10	o	-	o	o	o	-
	11-15+	o	-	o	o	o	-
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+	o	+	o	+	++
	6-10	+	++	+	o	+	++
	11-15+	+	++	+	o	+	++
SA10. To reduce contamination and	0-5	o	o	o	o	o	o

safeguard soil quality and quantity	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	o	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	o	+	+	+	+
	6-10	+	+	+	+	+	+
	11-15+	+	+	+	+	+	+
SA16. To reduce noise pollution	0-5	+	o	o	o	o	o
	6-10	+	o	o	o	o	o
	11-15+	+	o	o	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	+	o	~	~	~	~
	6-10	+	~	~	~	~	~
	11-15+	+	~	~	~	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	-
	6-10	o	o	o	o	o	-
	11-15+	o	o	o	o	o	-
SA19. To reduce greenhouse gas emissions	0-5	~	o	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	o	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste	0-5	~	o	~	~	~	~

and maximise re-use and recycling	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water consumption	0-5	~	0	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0	0	0	-
	6-10	~	-	0	0	0	-
	11-15+	~	-	0	0	0	-
SA24. To support inclusive and diverse economic growth	0-5	0	0	0	0	0	-
	6-10	~	-	0	0	0	-
	11-15+	~	-	0	0	0	-
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	0	0	-
	6-10	~	-	0	0	0	-
	11-15+	~	-	0	0	0	-

Land at Weston Paddocks, Whitmoor Road

The proposed development will make best use of PDL present on site and contributes to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. With regard to SA16, the development proposals include the addition of an acoustic boundary fence to the sites boundary with the A322, which will reduce noise pollution from the A322 and M3 and therefore have a minor positive effect on the objective. The proposal includes the removal of the access from the A322, this will positively impact traffic flows on the A322 and therefore have a minor positive impact on traffic congestion (SA17). The impact on employment in the Borough is uncertain, with the sites previous use being a breakers yard. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building.

Seal House, 56 London Road

The proposed development will make best use of PDL and contributes to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. With respect to SA 19-22, the impact will depend on the design of the building. Due to the loss of a site previously used as office space, the development is considered to have a minor negative effect on SA5, 23, 24 and 26. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

134 and 136 London Road

The proposed development will make best use of PDL present on site and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime and build in opportunities for local biodiversity and open space. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building.

Woodside Cottage, London Road

The proposed development will significantly contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building.

34 London road

The proposed development will make best use of PDL present on site and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime and build opportunities for local biodiversity. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building.

Queen Anne House, Station Road

The proposed development will make best use of PDL and contributes to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. With respect to SA 19-22, the impact will depend on the design of the building. Due to the loss of a site previously used as office space, the development is considered to have a minor negative effect on SA 23, 24 and 26. The existing building is grade II listed and therefore the impact of development will have a negative impact on SA18, the level of this impact will depend on the appropriateness of its design.

SA Objective	Duration (years)	Bagshot Highway Depot	Land r/o Half Moon Street	The Deans, Bridge Road	Tanners Yard, London Road	Bagshot Manor, Green Lane	Highways Farm, 226 London Rd
SA1. To meet identified housing need	0-5	o	o	o	o	o	o
	6-10	+	++	+	+	++	+
	11-15+	+	++	+	+	++	+
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	+	o	o	o	o	o
	11-15+	+	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	+	o	o	o	o	o
	11-15+	+	o	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o	o	o	o
	6-10	+	-	-	-	-	o
	11-15+	+	-	-	-	-	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	-
	11-15+	o	o	o	o	o	-
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	-	--	-	o	o
	11-15+	o	-	--	-	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o	o	o	o
	6-10	++	++	++	++	++	+
	11-15+	++	++	++	++	++	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o	o	o
	6-10	++	o	o	o	o	o
	11-15+	++	o	o	o	o	o
SA11. To maintain and improve the	0-5	o	o	o	o	o	o

quality of water resources	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	-
	11-15+	o	o	o	o	o	-
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o	o	o	o
	6-10	o	+	+	+	+	+
	11-15+	o	+	+	+	+	+
SA16. To reduce noise pollution	0-5	o	o	o	o	o	o
	6-10	~	~	~	o	o	o
	11-15+	~	~	~	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water	0-5	o	o	o	o	o	o

consumption	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0	0	0	0
	6-10	+	-	-	-	-	0
	11-15+	+	-	-	-	-	0
SA24. To support inclusive and diverse economic growth	0-5	0	0	0	0	0	0
	6-10	+	-	-	-	-	0
	11-15+	+	-	-	-	-	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	~	0	0	0	0
	11-15+	0	~	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	0	0	0
	6-10	0	-	-	-	-	0
	11-15+	0	-	-	-	-	0

Bagshot Highway Depot & Archaeology Ctr, London Road

The proposed development is C2 and therefore it is unlikely to generate an increase in traffic movement. The site will likely require a travel plan for future employees due to good connections to public transport, and although uncertain, is likely to have a positively encourage more sustainable modes of transport as a result. The site will contribute to maintaining stable levels of employment in the Borough, providing employment opportunities and opportunities to improve skills of the local population due to its C2 use class. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and 19-22, the impact will depend on the design of the building. The development will make best use of PDL and reduce contamination at the site. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Land Rear of Half Moon Street/High Street

The proposed development will make best use of PDL and contributes to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. The site is partially within flood zone 3a and 2, and therefore the development is considered to have a negative effect on flood risk. The area could include flood mitigation measures and SUDS to reduce flood risk. Due to the sites location to the immediate West of Bagshot's District centre and East of London Road, the developments impact on noise pollution is uncertain. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. Moreover, due to its proximity to Bagshot's District centre, the impact on SA25 is uncertain. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building. Due to the loss of employment sites, the development is considered to have a minor negative effect on SA 23, 24 and 26. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

The Deans, Bridge Road

The development of the site will make best use of PDL and contributes to meeting the Borough's identified housing need. It is expected that the design of the

development will minimise opportunities for crime. The site is partially within flood zone 3a and wholly within 2, and therefore the development is considered to have a negative impact on flood risk. A flood risk assessment /remediation and consideration of site layout would be required to mitigate this impact. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. Due to the sites location to the East of Bagshot's District centre, the development will have an uncertain impact on noise pollution. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. With respect to SA 19-22, the impact will depend on the design of the building. Due to the loss office space, the development is considered to have a minor negative effect on SA 23, 24 and 26. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years). The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Tanners Yard, London Road

The development of the site will make best use of PDL and contributes to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. The site is partially within flood zone 2, and therefore the development is considered to have a negative effect on flood risk. This could be mitigated through flood mitigation measures incorporated into the developments design. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. Due to the sites location on London Road, the impact of development on noise pollution is uncertain. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. With respect to SA 19-22, the impact will depend on the design of the building. Due to the loss employment land, the development is considered to have a minor negative effect on SA 23, 24 and 26. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years). The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Bagshot Manor, Green Lane

The proposed will make best use of PDL and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA 19-22, the impact will depend on the design of the building. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. The development is considered to have a minor impact on SA5, 23, 24 and 26 because it will result in the loss of employment floor space. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Highways Farm, 226 London Road

The proposed development will contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime and build opportunities for local biodiversity. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. Due to the site being situated in the country side beyond the Green Belt, development of the site would likely have a minor negative impact on SA7 and SA14. With respect to SA 19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

SA Objective	Duration (years)	175 London Road	Land at Swift Lane 2 (SANG)	Land at Pennyhill, London Road (SANG)
SA1. To meet identified housing need	0-5	o	o	o
	6-10	+	+	o
	11-15+	+	+	+
SA2. To improve the population's health	0-5	o	o	o
	6-10	o	+	o
	11-15+	o	+	+
SA3. To improve the education and skills of the local population	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o
	6-10	o	+	o
	11-15+	o	+	+
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o
	6-10	o	+	o
	11-15+	o	+	+
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o
	6-10	-	~	o
	11-15+	-	~	~
SA8. To reduce the risk of flooding	0-5	o	o	o
	6-10	o	~	o
	11-15+	o	~	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o
	6-10	+	o	o
	11-15+	+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o
	6-10	o	~	o

	11-15+	o	~	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o
	6-10	o	~	o
	11-15+	o	~	~
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o
	6-10	-	-	o
	11-15+	-	-	+
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o
	6-10	+	++	o
	11-15+	+	++	++
SA16. To reduce noise pollution	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o
SA22. To encourage reduced water consumption	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o

SA23. To maintain stable levels of employment in the Borough	0-5	o		o	o
	6-10	o		o	o
	11-15+	o		o	o
SA24. To support inclusive and diverse economic growth	0-5	o		o	o
	6-10	o		o	o
	11-15+	o		o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o		o	o
	6-10	o		o	o
	11-15+	o		o	o
SA26. To support existing business structure and businesses	0-5	o		o	o
	6-10	o		o	o
	11-15+	o		o	o

175 London Road

The proposed development will contribute to meeting the Borough's identified housing need and make best use of the PDL present at the site. It is expected that the design of the development will minimise opportunities for crime and build opportunities for local biodiversity. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. Due to the site being situated in the country side beyond the Green Belt, development of the site would likely have a minor negative impact on SA7 and SA14. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. With respect to SA 19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Land at Swift Lane 2

The site would help meet the Borough's identified housing need, providing SANG capacity to the Bagshot area, and ensuring that the SPA is protected. The impact on the Green Belt, open space, water resources and biodiversity is uncertain and will depend on the design of the SANG. Due to the site partially being situated in Flood zone 3a and 2, the impact on flood risk is uncertain. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Land at Pennyhill, Jenkins Hill, London Road

The site would help meet the Borough's identified housing need, providing SANG capacity to the Bagshot area, and ensuring that the SPA is protected. The impact on the Green Belt, open space and biodiversity is uncertain and will depend on the design of the SANG. The SLAA indicates that the site is not considered available until years 11-15, and therefore is scored as having no effect in the short term (0-10 years).

Appraisal of sites in Bisley

SA Objective	Duration (years)	325 Guildford Road	Land r/o 309-315 Guildford Road	317-319 Guildford Road	Land at Elder Road	Land West of Guildford Road
SA1. To meet identified housing need	0-5	+	+	+	+	o
	6-10	+	+	+	+	+
	11-15+	+	+	+	+	+
SA2. To improve the population's health	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	~	o
	6-10	~	~	~	~	~
	11-15+	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	~	o	~	o	o
	6-10	~	o	~	o	o
	11-15+	~	o	~	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o
	6-10	o	o	o	o	-
	11-15+	o	o	o	o	-
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+	o	+	o	o
	6-10	+	o	+	o	o
	11-15+	+	o	+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	~	o	o
	6-10	o	o	~	o	o

	11-15+	o		o		~		o		o
SA11. To maintain and improve the quality of water resources	0-5	o		o		o		o		o
	6-10	o		o		o		o		o
	11-15+	o		o		o		o		o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~		~		~		~		o
	6-10	~		~		~		~		~
	11-15+	~		~		~		~		~
SA13. To conserve and enhance the Borough's biodiversity	0-5	~		o		o		o		o
	6-10	~		o		o		o		o
	11-15+	~		o		o		o		o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o		o		o		o		o
	6-10	o		o		o		o		--
	11-15+	o		o		o		o		--
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+		+		+		+		o
	6-10	+		+		+		+		~/+
	11-15+	+		+		+		+		~/+
SA16. To reduce noise pollution	0-5	o		o		o		o		o
	6-10	o		o		o		o		o
	11-15+	o		o		o		o		o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o		o		o		o		o
	6-10	o		o		o		o		~
	11-15+	o		o		o		o		~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o		o		o		o		o
	6-10	o		o		o		o		o
	11-15+	o		o		o		o		o
SA19. To reduce greenhouse gas emissions	0-5	~		~		~		~		o
	6-10	~		~		~		~		~
	11-15+	~		~		~		~		~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~		~		~		~		o
	6-10	~		~		~		~		~
	11-15+	~		~		~		~		~
SA21. To reduce generation of waste and	0-5	~		~		~		~		o

maximise re-use and recycling	6-10	~	~	~	~	~
	11-15+	~	~	~	~	~
SA22. To encourage reduced water consumption	0-5	~	~	~	~	0
	6-10	~	~	~	~	~
	11-15+	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	-	0	-	0	0
	6-10	-	0	-	0	0
	11-15+	-	0	-	0	0
SA24. To support inclusive and diverse economic growth	0-5	-	0	-	0	0
	6-10	-	0	-	0	0
	11-15+	-	0	-	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0
	6-10	0	0	0	0	0
	11-15+	0	0	0	0	0
SA26. To support existing business structure and businesses	0-5	-	0	-	0	0
	6-10	-	0	-	0	0
	11-15+	-	0	-	0	0

325 Guildford Road

The development would positively contribute to meeting the Borough's identified housing need and make best use of PDL on site. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The impact of development upon biodiversity is uncertain, with a bat survey in peak season required to determine the impact on bat communities and possible mitigation measures. Due to the loss of an employment site, the development is considered to have a minor negative impact on SA23, 24 and 26, as well as an uncertain impact on SA5.

Land r/o 309-315 Guildford Road

The development would positively contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development.

317-319 Guildford Road

The development would positively contribute to meeting the Borough's identified housing need and make best use of PDL on site. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The impact of the development on contaminated land is uncertain, due to the sites previous use. Due to the loss of an employment site, the development is considered to have a minor negative impact on SA23, 24 and 26, as well as an uncertain impact on SA5.

Land at Elder Road

The development would positively contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development.

Land West of Guildford Road

The development would positively contribute to meeting the Borough's identified housing need. The site is located wholly within the Green Belt and therefore will significantly impact on its openness. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures, but this remains uncertain due to the site being partially situated in the SPA 400m buffer. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. Due to uncertainty in site access, the impacts on SA17 are considered uncertain. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

Appraisal of sites in Camberley

SA Objective	Duration (years)	Norwich House, Knoll Rd	Burwood House Hotel	Sparks Garage 2	52 Park Street	Central House	110E Sentry House
SA1. To meet identified housing need	0-5	++	+	+	+	+	+
	6-10	++	+	+	+	+	+
	11-15+	++	+	+	+	+	+
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	-	-	o	+	o	-
	6-10	-	-	o	+	o	-
	11-15+	-	-	o	+	o	-
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	+	+	++	++	++
	6-10	++	+	+	++	++	++
	11-15+	++	+	+	++	++	++
SA10. To reduce contamination and	0-5	o	o	o	o	o	o

safeguard soil quality and quantity	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	+	+	+	+	+
	6-10	+	+	+	+	+	+
	11-15+	+	+	+	+	+	+
SA16. To reduce noise pollution	0-5	o	o	o	~	o	o
	6-10	o	o	o	~	o	o
	11-15+	o	o	o	~	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and	0-5	~	~	~	~	~	~

maximise re-use and recycling	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water consumption	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	-	-	-	+	~	-
	6-10	-	-	-	+	~	-
	11-15+	-	-	-	+	~	-
SA24. To support inclusive and diverse economic growth	0-5	-	-	-	+	~	-
	6-10	-	-	-	+	~	-
	11-15+	-	-	-	+	~	-
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	+	0	0
	6-10	0	0	0	+	0	0
	11-15+	0	0	0	+	0	0
SA26. To support existing business structure and businesses	0-5	-	-	-	+	~	~
	6-10	-	-	-	+	~	~
	11-15+	-	-	-	+	~	~

Norwich House, Knoll Road

The development would contribute significantly to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a site previously used as offices, the development is considered to have a minor negative impact SA23-24 and SA5. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

Burwood House Hotel, 15 London Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL present on site. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a hotel, the development is considered to have a minor negative impact SA23-24, SA26 and SA5. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

Sparks Garage, 2 London Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL present on site. It is expected that the

design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a site with a sui generis use class, the development is considered to have a minor negative impact SA23-24 and SA26.

52 Park Street

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The impact of the development on noise pollution is considered uncertain, this is because it depends on how the design is implemented, with the proposal including measures to reduce noise pollution from the Atrium and night time activities. Due to the addition of a retail unit, the development is considered to have a minor positive impact on SA23-24 and a positive impact on SA5. Due to the sites location in Camberley town centre, the addition of a mixed used building is deemed to have a positive effect on SA25-26. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

Central House, 75-79 Park Street

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a hotel, the impact of the development on SA23-24 and SA26 is uncertain. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

100E Sentry House, Frimley Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a site previously used as offices, the development is considered to have a minor negative impact SA23-24, SA26 and SA5. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

SA Objective	Duration (years)	Compass House	15-17 Obelisk Way	Clockhouse 65 Park Street	Pembroke Broadway North	Former Portesbery school	407-409 London Road
SA1. To meet identified housing need	0-5	++	+	+	++	++	++
	6-10	++	+	+	++	++	++
	11-15+	++	+	+	++	++	++
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	-	-	o	+	-	-
	6-10	-	-	o	+	-	-
	11-15+	-	-	o	+	-	-
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	-	o	o	o	~
	6-10	o	-	o	o	o	~
	11-15+	o	-	o	o	o	~
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	++	++	++	++	++
	6-10	++	++	++	++	++	++
	11-15+	++	++	++	++	++	++
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the	0-5	o	o	o	o	o	o

quality of water resources	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	+	+	+	+	+
	6-10	+	+	+	+	+	+
	11-15+	+	+	+	+	+	+
SA16. To reduce noise pollution	0-5	~	o	~	~	~	o
	6-10	~	o	~	~	~	o
	11-15+	~	o	~	~	~	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water	0-5	~	~	~	~	~	~

consumption	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	-	0	0	+	-	-
	6-10	-	0	0	+	-	-
	11-15+	-	0	0	+	-	-
SA24. To support inclusive and diverse economic growth	0-5	-	0	0	+	0	-
	6-10	-	0	0	+	0	-
	11-15+	-	0	0	+	0	-
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	~	-	0	+	0	0
	6-10	~	-	0	+	0	0
	11-15+	~	-	0	+	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	+	0	-
	6-10	0	0	0	+	0	-
	11-15+	0	0	0	+	0	-

Compass House, 207-215 London Road

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. With regard to noise pollution, the building is in close proximity to the A30 and a noise report concluded that this could impact on residential amenity. A condition has been placed on the development to ensure that the design of the building mitigates this impact and therefore the impact of the development on SA16 is deemed uncertain. The development is situated in Camberley town centre and the impact of the development on SA25 is uncertain. The development will result in the loss of office space and is therefore considered to have a minor negative impact on SA23-24 and SA5. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

15-17 Obelisk Way

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a community and cultural facility in the form of a working men's club, the development is considered to have a minor negative impact on SA5-6. Moreover, being located in Camberley town centre and representing a relatively rare form of development for the area, it is considered that the proposed development will have a minor negative impact on SA25. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

Clock House, 65 Park Street

Due to the current building adjoining a public house, it is likely that the new residential units will experience some noise pollution and the development is

therefore considered to have a minor negative impact on SA16. This will need to be addressed in the design of the building. The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

Pembroke Broadway North, Pembroke Broadway

The development would contribute significantly to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the provision of mixed used retail units on the ground level of the development, the proposal is considered to have a positive impact on SA23-24 and a minor positive impact on SA5, offsetting the loss in office space. Moreover, due to the sites town centre location, the development will likely improve the vitality of this area and support proximal businesses. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

Former Portesbery School, Portesbery Road

The development would contribute significantly to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a site previously used as a school, the development is considered to have a minor negative impact on SA5 and SA23-24. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

407 & 409 London Road and 9, 11, 13, 13a Victoria Avenue

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a site currently supporting a mixture of uses, the development is considered to have a minor negative impact on SA23-24, SA26 and SA5. Part of the site is currently used as a place of worship, and therefore the development will have a minor negative impact on SA6. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

SA Objective	Duration (years)	Peerless Site 2, Wood Rd	280 Gordon Avenue	Pembroke House, 148 Frimley Rd	Sewage works, Doman Rd (Economic)	Pinehurst, 141 Park Street	Camberley Station
SA1. To meet identified housing need	0-5	+	+	+	0	+	0
	6-10	+	+	+	0	+	++
	11-15+	+	+	+	0	+	++
SA2. To improve the population's health	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA3. To improve the education and skills of the local population	0-5	0	0	+	+	+	0
	6-10	0	0	+	+	+	0
	11-15+	0	0	+	+	+	0
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	~	~	0
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	0	0	+	+	+	0
	6-10	0	0	+	+	+	~
	11-15+	0	0	+	+	+	~
SA6. To maintain and improve cultural, social and leisure provision	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	0	0	0	-	0	0
	6-10	0	0	0	-	0	0
	11-15+	0	0	0	-	0	0
SA8. To reduce the risk of flooding	0-5	0	0	0	-	0	0
	6-10	0	0	0	-	0	0
	11-15+	0	0	0	-	0	0
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	++	++	0	++	0
	6-10	++	++	++	0	++	++
	11-15+	++	++	++	0	++	++
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	0	0	0	~	0	0
	6-10	0	0	0	~	0	0
	11-15+	0	0	0	~	0	0
SA11. To maintain and improve the	0-5	0	0	0	0	0	0

quality of water resources	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	-	o	o
	6-10	o	o	o	-	o	o
	11-15+	o	o	o	-	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	+	+	o	o	o
	6-10	+	+	+	o	o	+
	11-15+	+	+	+	o	o	+
SA16. To reduce noise pollution	0-5	-	-	o	o	o	o
	6-10	-	-	o	o	o	-
	11-15+	-	-	o	o	o	-
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~	~	~	o	~	o
	6-10	~	~	~	o	~	~
	11-15+	~	~	~	o	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water	0-5	~	~	~	~	~	o

consumption	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	-	+	++	+	0
	6-10	0	-	+	++	+	~
	11-15+	0	-	+	++	+	~
SA24. To support inclusive and diverse economic growth	0-5	0	-	+	++	+	0
	6-10	0	-	+	++	+	~
	11-15+	0	-	+	++	+	~
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	+
	11-15+	0	0	0	0	0	+
SA26. To support existing business structure and businesses	0-5	0	-	+	0	+	0
	6-10	0	-	+	0	+	~
	11-15+	0	-	+	0	+	~

Peerless Site 2, Wood Road

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. Due to the sites close proximity to the M3 motorway, the impact of the development on noise pollution is considered negative. Mitigation measures include sound barriers on the M3 and building opportunities in the design of the building to reduce the impact of road noise on residential amenity.

280 Gordon Avenue

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. The sites proximity to the railway line is considered to have a minor negative impact on noise pollution; this will need to be mitigated against in the design of the development. Due to the loss of a site currently used as a builders yard, the development is considered to have a minor negative impact on SA23-24 and SA26.

Pembroke House, 148 Frimley Road

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and

therefore the impact on SA17 is uncertain. With respect to SA12 and SA 19-22, the impact will depend on the design of the building. It is expected that the design of the development will minimise opportunities for crime. Due to the proposals including mixed use retail on the ground floor, the development is considered to have a minor positive impact on SA3, SA5, SA23-24 and SA25. It is expected that the design of the development will minimise opportunities for crime and social exclusion.

Camberley Sewage Works, Doman Road

It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. Due to the creation of jobs, the development is considered to have a significant positive impact on SA23-24 and a minor positive on SA3 and SA5. The site is located partially within the countryside beyond the Green Belt and is therefore considered to have a minor negative impact on SA7 and SA14. The majority of the site is located in flood zone 2-3 and is therefore considered to have a significant negative impact on flood risk. This will require flood mitigation measures and attention to the developments layout in any development proposal. There is a possibility that part of the site may have some contaminated land associated with the nearby sewage works, consequently the impact of the development on SA10 is deemed uncertain.

Pinehurst, 141 Park Street

Due to the retention and creation of jobs associated with the C2 use class, the development would have a positive impact upon SA3, SA23-34, SA5 and SA26. Due to the C2 use of the proposed development it is not considered to have any impact on the protection of the SPA. The development is considered to help meet identified housing need, providing homes in the local area which has an aging population. With respect to SA 19-22, the impact will depend on the design of the building. With regard to SA9, the development makes use of the PDL present on site. It is expected that the design of the development will minimise opportunities for crime. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

Camberley Station, Pembroke Broadway

Due to the site currently being used as the train station, the impact on employment is uncertain and will depend on the design of the building. Because the site being situated in Camberley town centre, the impact on SA25 is uncertain. With regard to noise pollution, it is likely that the proximity to the railway line will have a minor negative impact on noise pollution and will need to be mitigated in the design of the building. The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

SA Objective	Duration (years)	Camberley Centre	439-445 London Rd	Land r/o 1-47 Sullivan Road	London road block	Camberley Library	Four Winds, 29 London Rd
SA1. To meet identified housing need	0-5	o	o	o	o	o	o
	6-10	++	+	+	++	+	+
	11-15+	++	+	+	++	+	+
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	-	o	o	o	~	o
	11-15+	-	o	o	o	~	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	o
	11-15+	~	~	~	~	~	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o	o	o	o
	6-10	-	o	o	o	~	o
	11-15+	-	o	o	o	~	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	~	o
	11-15+	o	o	o	o	~	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	-	o	~	~
	11-15+	o	o	-	o	~	~
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o	o	o	o
	6-10	++	+	o	++	+	o
	11-15+	++	+	o	++	+	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the	0-5	o	o	o	o	o	o

quality of water resources	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o	o	o
	6-10	o	o	-	o	~	o
	11-15+	o	o	-	o	~	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o	o	o	o
	6-10	+	+	+	+	+	+
	11-15+	+	+	+	+	+	+
SA16. To reduce noise pollution	0-5	o	o	o	o	o	o
	6-10	o	~	o	~	o	o
	11-15+	o	~	o	~	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water	0-5	o	o	o	o	o	o

consumption	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0	0	0	0
	6-10	~	0	0	~	~	0
	11-15+	~	0	0	~	~	0
SA24. To support inclusive and diverse economic growth	0-5	0	0	0	0	0	0
	6-10	~	0	0	~	~	0
	11-15+	~	0	0	~	~	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	0	0	+	~	0
	11-15+	0	0	0	+	~	0
SA26. To support existing business structure and businesses	0-5	0	0	0	0	0	0
	6-10	0	0	0	+	~	0
	11-15+	0	0	0	+	~	0

Camberley Centre, France Hill Drive

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. Due to the site's current use as an adult learning centre, the development would have a minor negative impact on SA3 and SA5. Moreover, it is possible that this could impact upon employment in the Borough. It is expected that the design of the development will minimise opportunities for crime. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA 19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

439-445 London Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL. Due to the site's proximity to the A30, the impact of noise pollution is considered uncertain and will depend on the design of the development. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. With respect to SA 19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Land r/o 1-47 Sullivan Road

The proposed development will contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA 19-22, the impact will depend on the design of the building. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. The

development will have a minor negative effect on SA7 and 14 because it will result in the loss of open space, consisting of a greenfield site in an urban area. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

London Road Block, London Road

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. Due to the sites proximity to the A30, the impact on noise pollution is uncertain and will depend on the design of the building. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. It is likely that the development will include some retail units and the site is situated in Camberley Town Centre. As a result, the impact of the development on SA23-25 is considered uncertain and will depend on the design of the development. With respect to SA 19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Camberley Library, Knoll Road

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA 19-22, the impact will depend on the design of the building. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. The proposed development includes the possibility of relocating or retaining the library and the addition of retail units as part of the mixed use development. As a result, the impact upon employment and community services is uncertain. A large proportion of the site is situated in a protected greenspace, and therefore the developments impact on open space will depend on the its design. This will need to be addressed in the design and layout of the development. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Four Winds, 29 London Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL. Due to the site being covered entirely by woodland, the impact of development on biodiversity is uncertain. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA19-22, the impact will depend on the design of the building. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

SA Objective	Duration (years)	Land East of Frimley Rd, South of London Rd	Tekels Park (including possible SANG)	Peerless Site N, Sullivan Road
SA1. To meet identified housing need	0-5	o	o	+
	6-10	+	o	+
	11-15+	+	+	+
SA2. To improve the population's health	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	+	o
SA3. To improve the education and skills of the local population	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	~
	6-10	~	o	~
	11-15+	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	~	o
SA8. To reduce the risk of flooding	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	++
	6-10	++	o	++
	11-15+	++	+	++
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o

SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	~
	6-10	~	o	~
	11-15+	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	~	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	~	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	+
	6-10	+	o	+
	11-15+	+	++	+
SA16. To reduce noise pollution	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	~	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	~	o
SA19. To reduce greenhouse gas emissions	0-5	o	o	~
	6-10	~	o	~
	11-15+	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	~
	6-10	~	o	~
	11-15+	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	~
	6-10	~	o	~
	11-15+	~	~	~
SA22. To encourage reduced water consumption	0-5	o	o	~
	6-10	~	o	~
	11-15+	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	o	o	o
	6-10	~	o	o

	11-15+	~		~		0
SA24. To support inclusive and diverse economic growth	0-5	0		0		0
	6-10	~		0		0
	11-15+	~		0		0
	11-15+	~		0		0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0		0		0
	6-10	~		0		0
	11-15+	~		0		0
SA26. To support existing business structure and businesses	0-5	0		0		0
	6-10	~		0		0
	11-15+	~		0		0

Land East of Frimley Road & South of London Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL. The impact of the development on employment and existing businesses is uncertain. This is because the development will include the demolition of retail premises, but may also include the creation of new retail units and benefit the existing retail units. Moreover, the impact on SA25 is uncertain for the same reasons. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. Due to the sites close proximity to the A30, the impact on noise pollution is considered uncertain and will need to be addressed in the design of the building. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5years).

Tekels Park

The development will help meet the Borough's identified housing need and make best use of PDL present. Although the site is situated in green space in a settlement area and on an SNCI, the proposal included the development of a SANG, and therefore the impact on open space and biodiversity is deemed uncertain. Due to the inclusion of a SANG in the proposal, the development is considered to have a positive impact on recreation provision and a significant positive impact on the protection of the SPA. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The roads which would provide access the development are narrow and may impact on traffic congestion and therefore the impact on SA17 is considered uncertain. Due to the being small scale historic structures on site, the impact of the development on SA18 is uncertain and will depend on the design and layout of the development. The SLAA indicates that the site is not considered available until years 11-15, and therefore has scored no effect in the short or medium term (0-10 years).

Peerless Site N, Sullivan Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions.

Appraisal options for Chobham

SA Objective	Duration (years)	Little Heath Nursery	Flexlands School	Flexlands Farm	Mincing Lane Nursery	Peerless Site	Leonard Daborn Ltd
SA1. To meet identified housing need	0-5	++	+	o	++	+	o
	6-10	++	+	o	++	+	+
	11-15+	++	+	++	++	+	+
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	-	o	o	o	o
	6-10	o	-	o	o	o	o
	11-15+	o	-	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	o	~	~	o
	6-10	~	~	o	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	-	-	o	-	o	o
	6-10	-	-	o	-	o	-
	11-15+	-	-	o	-	o	-
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	--	-	-	-	o	o
	6-10	--	-	-	-	o	-
	11-15+	--	-	-	-	o	-
SA8. To reduce the risk of flooding	0-5	o	-	o	o	o	o
	6-10	o	-	o	o	o	--
	11-15+	o	-	--	o	o	--
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	+	o	o	+	o
	6-10	o	+	o	o	+	+
	11-15+	o	+	o	o	+	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o

	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	o	~	~	o
	6-10	~	~	o	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	--	~	o	o	o	o
	6-10	--	~	o	o	o	o
	11-15+	--	~	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	--	--	o	--	--	o
	6-10	--	--	o	--	--	--
	11-15+	--	--	--	--	--	--
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	~/+	+	o	+	+	o
	6-10	~/+	+	o	+	+	+
	11-15+	~/+	+	+	+	+	+
SA16. To reduce noise pollution	0-5	o	~	o	o	o	o
	6-10	o	~	o	o	o	o
	11-15+	o	~	o	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~	~	o	~	o	o
	6-10	~	~	o	~	o	o
	11-15+	~	~	o	~	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	o	~	~	o
	6-10	~	~	o	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	o	~	~	o
	6-10	~	~	o	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~	~	o	~	~	o
	6-10	~	~	o	~	~	~

	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water consumption	0-5	~	~	0	~	~	0
	6-10	~	~	0	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	-	-	0	-	0	0
	6-10	-	-	0	-	0	-
	11-15+	-	-	0	-	0	-
SA24. To support inclusive and diverse economic growth	0-5	-	0	0	-	0	0
	6-10	-	0	0	-	0	-
	11-15+	-	0	0	-	0	-
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	-	0	0
	6-10	0	0	0	-	0	-
	11-15+	0	0	0	-	0	-

Little Heath Nursery, Little Heath Road

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. However, the majority of the development is within the SPA's 400m buffer zone and therefore although development is not permitted in this area, the impact remains uncertain. It is expected that the design of the development will minimise opportunities for crime and social exclusion. Due to the possible reduction in traffic associated with the change of use, the impact of the develop on SA17 is considered uncertain. With respect to SA16 and SA19-22, the impact will depend on the design of the development. Development on the site could negatively impact upon moth and reptile communities, as well as being situated on an SSSI and SNCl, and therefore it is consider that the development will have a significant negative impact upon SA7 and 13, such impacts will need to be mitigated. The development is wholly within the Green Belt, and it is therefore considered that development will have a significant negative impact on SA14. Due to the site previously being used as an employment site, it is considered to have a minor negative impact on SA23-24 and SA5.

Flexlands School, Sandpit Hall Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. The proposed development includes open space to the rear that could improve the local character of the area. The site is partially within flood zone 2 and 3, but the proposed development is not within this area and a flood risk assessment has been carried, and therefore the impact on the risk of flooding is considered to be minor. With regard to SA14, the proposed development is located wholly within the Green Belt and is therefore considered to have a significant negative impact on its openness, as well as a minor negative impact on SA7. Due to the loss of a site previously used as a school, the development is considered to have a minor negative impact on SA3, SA5 and SA23. It is likely that the proposed development will produce less traffic in the local area than its previous use and is

therefore considered to have an uncertain impact on SA16-17. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development.

Land at Flexlands farm, Station Road

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The site is fully within flood zone 2 and 3 and is therefore considered to have a significant negative impact on flood risk. The site is situated within the Green Belt as is therefore considered to have a significant negative impact on SA14, as well as a minor negative impact on SA7. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The SLAA indicates that the site is not considered available until years 11-15, and therefore has scored no effect in the short or medium term (0-10 years).

Mincing Lane Nursery, Mincing Lane

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the design of the development will minimise opportunities for crime and social exclusion. Due to the possible reduction in traffic associated with the change of use, the impact of the develop on SA17 is considered uncertain. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The development is wholly within the Green Belt, and it is therefore considered that development will have a significant negative impact on SA14, as well as a minor negative impact on SA7. Due to the site previously being used as a sui generis employment site, it is considered to have a minor negative impact on SA23-24, SA26 and SA5.

Peerless Site, Windsor Court Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. With regard to SA14, the proposed development is located in an area washed over by the Green Belt and is therefore considered to have a significant negative impact on SA14. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions.

Leonard Daborn Ltd, Station Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. With regard to SA14, the proposed development is located in an area washed over by the Green Belt and is therefore considered to have a significant negative impact, , as well as a minor negative impact on SA7. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The site is situated wholly within flood zone 2 and 3 and is therefore considered to have a significant impact on flood risk which will need to be mitigated against in the design of the development. The site is currently a B2 use, and therefore the development will result in the loss of an employment site, having a minor negative impact on SA23-24, SA26. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

SA Objective	Duration (years)	Chobham Rugby Club, Windsor Rd	Land r/o the Grange	Broadford, Castle Grove Road	Land Northwest of the Grange	Former DERA site, Chobham Lane	Land at Latchetts Mead
SA1. To meet identified housing need	0-5	o	o	o	o	o	o
	6-10	++	+	+	++	o	+
	11-15+	++	+	+	++	o	+
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	~	o	o	o	o	o
	11-15+	~	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	+	o
	11-15+	o	o	o	o	+	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	o	~
	11-15+	~	~	~	~	o	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o	o	o	o
	6-10	-	o	o	o	+	o
	11-15+	-	o	o	o	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o	o
	6-10	-	o	o	o	o	o
	11-15+	-	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o	o
	6-10	-	-	-	-	-	-
	11-15+	-	-	-	-	-	-
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	-	--	-	o	--
	11-15+	o	-	--	-	o	--
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	++	o
	11-15+	o	o	o	o	++	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o

SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o	o	o
	6-10	--	--	--	--	-	--
	11-15+	--	--	--	--	-	--
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o	o	o	o
	6-10	+	+	++	+	o	+
	11-15+	+	+	++	+	o	+
SA16. To reduce noise pollution	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o	o	o	o	o	o
	6-10	~	o	o	o	~	-
	11-15+	~	o	o	o	~	-
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	-	o	o	o
	11-15+	o	o	-	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~

SA22. To encourage reduced water consumption	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	o	~
	11-15+	~	~	~	~	o	~
SA23. To maintain stable levels of employment in the Borough	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	++	o
	11-15+	o	o	o	o	++	o
SA24. To support inclusive and diverse economic growth	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	++	o
	11-15+	o	o	o	o	++	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA26. To support existing business structure and businesses	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	+	o
	11-15+	o	o	o	o	+	o

Chobham Rugby Club, Windsor Road

The development would significantly contribute to meeting the Borough's identified housing need. With regard to SA14, the proposed development is located wholly within the Green Belt and is therefore considered to have a significant negative impact on its openness, as well as a minor negative impact on SA7. Moreover, the rugby club will need to be relocated to mitigate the impact the development will have on recreation and open space. Due to the loss of a recreation space, the impact on population health is uncertain. The development will need to demonstrate retention and possible incorporation of greenspace due to the loss of existing green space. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

Land r/o the Grange

The development would contribute to meeting the Borough's identified housing need. With regard to SA14, the proposed development is located wholly within the Green Belt and is therefore considered to have a significant negative impact on its openness, as well as a minor negative impact on SA7. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The development is partially within flood zone 2-3, and is therefore considered to have a minor impact on flood risk, this will need to be mitigated in the design of the development. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

Broadford, Castle Grove Road

The development would contribute to meeting the Borough's identified housing need. With regard to SA14, the proposed development is located wholly within the Green Belt and is therefore considered to have a significant negative impact on its openness, as well as a minor negative impact on SA7. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a significant positive effect on ensuring the protection of the SPA, with the proposed development involving the inclusion of an onsite SANG. The majority of the sites area is located within flood zone 2-3, and is therefore considered to have a significant impact on flood risk, this will need to be mitigated in the design of the development. The site is located in an area of high archaeological potential and therefore considered to have a minor negative impact SA18. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

Land Northwest of the Grange

The development would contribute significantly to meeting the Borough's identified housing need. With regard to SA14, the proposed development is located wholly within the Green Belt and is therefore considered to have a significant negative impact on its openness, as well as a minor negative impact on SA7. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The site is partially located within flood zone 2-3, and is therefore considered to have a minor negative impact on flood risk, this will need to be mitigated in the design of the development. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

Former DERA site, Chobham Lane

Due to the creation of jobs and the retention of an employment site, the development is considered to have a significant positive impact on SA23-24 and minor positive impact on SA26. With respect to SA16 and SA19-22, the level of impact will depend on the design of the development. The site is located within the Green Belt and the impact of the built form upon this will depend on the design of the building. Remediation of contaminated land would be required on the site and it is therefore considered that the development will have a positive impact on SA10. The development will make best use of PDL and existing buildings. Due to the creation of employment opportunities and associated improvement to local peoples education and skills, the development is considered to have a minor positive impact on SA3 and SA5. The impact of the employment site on traffic congestion is uncertain. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

Land at Latchetts Mead, Green Lane

The development would contribute to meeting the Borough's identified housing need and makes best use of PDL and existing buildings present on site. The site is situated wholly within the Green Belt and is therefore considered to have a significant negative impact on SA14, as well as a minor negative impact on SA7. The majority of the site is located within flood zone 3b and it is therefore considered that the development will have a significant impact on flood risk, this will need to be mitigated in the design of the development. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The site has access issues which will need to be addressed in the design of the development. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

Appraisal of sites in Deepcut

SA Objective	Duration (years)	1-3 Blackdown Road	51-57 Deepcut Bridge Road	Land East of Bellew Road	Land at Frimhurst Farm	Land North of Guildford Road
SA1. To meet identified housing need	0-5	+	o	+	o	o
	6-10	+	+	+	o	o
	11-15+	+	+	+	+	+
SA2. To improve the population's health	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	o	~	o	o
	6-10	~	~	~	o	o
	11-15+	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	-	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	-	o	o
	6-10	o	o	-	o	o
	11-15+	o	o	-	--	-
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	o	o	o	o
	6-10	++	++	o	o	o
	11-15+	++	++	o	+	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o	o
	6-10	o	o	o	o	o

	11-15+	o	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	o	~	o	o
	6-10	~	~	~	o	o
	11-15+	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	~	o	o
	6-10	o	o	~	o	o
	11-15+	o	o	~	--	~
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	-	o	o
	6-10	o	o	-	o	o
	11-15+	o	o	-	-	-
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	o	+	o	o
	6-10	+	+	+	o	o
	11-15+	+	+	+	+	~/+
SA16. To reduce noise pollution	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	-	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	-	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	o	~	o	o
	6-10	~	~	~	o	o
	11-15+	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	o	~	o	o
	6-10	~	~	~	o	o
	11-15+	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~	o	~	o	o
	6-10	~	~	~	o	o
	11-15+	~	~	~	~	~

SA22. To encourage reduced water consumption	0-5	~	0	~	0	0
	6-10	~	~	~	0	0
	11-15+	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0	0	0
	6-10	0	0	0	0	0
	11-15+	0	0	0	-	0
SA24. To support inclusive and diverse economic growth	0-5	0	0	0	0	0
	6-10	0	0	0	0	0
	11-15+	0	0	0	-	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0
	6-10	0	0	0	0	0
	11-15+	0	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	0	0
	6-10	0	0	0	0	0
	11-15+	0	0	0	-	0

1-3 Blackdown Road

The development will contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions.

51-57 Deepcut Bridge Road

The development will contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

Land East of Bellew Road

The development will contribute to meeting the Borough's identified housing. The site is located within the countryside beyond the Green Belt and the site is therefore considered to have a minor negative impact on SA7 and SA14. Most of the site is characterised by pine woodland and the impact of their removal on biodiversity is uncertain. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions.

Land at Frimhurst Farm, Deepcut Bridge Road

The development will contribute to meeting the Borough's identified housing need and make best use of PDL present on site. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The site is located partially within the Basingstoke Canal Conservation Area and is therefore considered to have a significant negative impact upon SA7 and SA13. The site is located within the countryside beyond the Green Belt and therefore the development will have a minor negative impact on SA14. Due to the location of the site, development is considered to have a minor negative for impact on noise pollution and SA17. The SLAA indicates that the site is not considered available until years 11-15, and therefore has scored no effect in the short or medium term (0-10 years).

Land North of Guildford Road

The development will contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The site is partially within the 400m buffer of the SPA, and therefore could have an impact upon the SPA, although development on the 400m buffer would not be deliverable. The site is located within the countryside beyond the Green Belt and therefore the development will have a minor negative impact on SA7 and SA14. With regard to SA7, the development would result in the felling of a large amount of trees could therefore have a negative impact on biodiversity. Due to the loss of employment on site, the development would have a negative impact on SA23, 24 and 26. The SLAA indicates that the site is not considered available until years 11-15, and therefore has scored no effect in the short or medium term (0-10 years).

SA Objective	Duration (years)	Princess Royal Barracks 1, Brunswick Road	Princess Royal Barracks 2, Brunswick Road	Princess Royal Barracks 3, Brunswick Road
SA1. To meet identified housing need	0-5	++	o	o
	6-10	++	++	o
	11-15+	++	++	++
SA2. To improve the population's health	0-5	+	o	o
	6-10	+	+	o
	11-15+	+	+	+
SA3. To improve the education and skills of the local population	0-5	++	o	o
	6-10	++	++	o
	11-15+	++	++	++
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	o	o
	6-10	~	~	o
	11-15+	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	++	o	o
	6-10	++	++	o
	11-15+	++	++	++
SA6. To maintain and improve cultural, social and leisure provision	0-5	++	o	o
	6-10	++	++	o
	11-15+	++	++	++
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	~	o	o
	6-10	~	~	o
	11-15+	~	~	~
SA8. To reduce the risk of flooding	0-5	~	o	o
	6-10	~	~	o
	11-15+	~	~	~
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	o	o
	6-10	++	++	o
	11-15+	++	++	++
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	+	o	o
	6-10	+	+	o
	11-15+	+	+	+

SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	0	0
	6-10	~	~	0
	11-15+	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	~	0	0
	6-10	~	~	0
	11-15+	~	~	~
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	~	0	0
	6-10	~	~	0
	11-15+	~	~	~
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	++	0	0
	6-10	++	++	0
	11-15+	++	++	++
SA16. To reduce noise pollution	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	+	0	0
	6-10	+	+	0
	11-15+	+	+	+
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	~	0	0
	6-10	~	~	0
	11-15+	~	~	~
SA19. To reduce greenhouse gas emissions	0-5	~	0	0
	6-10	~	~	0
	11-15+	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	0	0
	6-10	~	~	0
	11-15+	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	+	0	0
	6-10	+	+	0
	11-15+	+	+	+
SA22. To encourage reduced water consumption	0-5	+	0	0
	6-10	+	+	0
	11-15+	+	+	+
SA23. To maintain stable levels of employment in the Borough	0-5	++	0	0
	6-10	++	++	0

	11-15+	++		++		++
SA24. To support inclusive and diverse economic growth	0-5	++		o		o
	6-10	++		++		o
	11-15+	++		++		++
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+		o		o
	6-10	+		+		o
	11-15+	+		+		+
SA26. To support existing business structure and businesses	0-5	+		o		o
	6-10	+		+		o
	11-15+	+		+		+

Princess Royal Barracks 1, Brunswick Road

The development will significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. The SNCI and SSSI present on site are situated in the area where a SANG is provided, and to this extent the development is considered to have a positive impact on biodiversity. However, protected species may exist in the developable area of the site and will therefore require an Ecological Management Strategy to mitigate the impact on biodiversity. As a result, the impact is considered to have an uncertain impact when considering the impacts cumulatively. Due to the onsite provision of community facilities, the proposed development is considered to have a significant positive impact on SA3 and SA5-6 and a minor positive impact on population health. Due to the large increase in impermeable surfaces onsite, the impact of the development on flood risk is uncertain and will depend on the design of the development. The development proposal includes options to increase water supply to the Basingstoke Canal that currently suffers from a shortage, the development is therefore considered to have a positive impact on maintaining and improving the quality of water resources. Although the site is wholly within the countryside beyond the Green Belt, the development proposals include the provision of open space and the impact on SA14 is therefore deemed uncertain. With regard to SA15, the development is considered to have a significant positive impact due to the inclusion of a SANG proposal. Due to the planning application for the site including conditions to prevent an increase in noise pollution, it is not considered that the development will have an impact on noise pollution. With respect to SA17, the impact is considered to be positive, this is because the proposal includes improvements to cycling infrastructure and bus services, despite the increase in traffic associated with large developments. Due to the creation of jobs associated with the community services being provided as part of the proposal, the development is considered to have a significant positive impact on SA23-24. Due to the developments proximity to Deepcut's Local Centre, there is likely to be a minor positive effect on existing businesses and the vitality of the local centre. The conditions placed on the development will ensure that recycling is managed efficiently and encourage reduced water consumption. The impact of the development on SA4 and SA19-20 will depend on the design and implementation of the development. With regard to SA18, the impact is uncertain, with the Grade II listed building the Church of St Barbara being retained.

Princess Royal Barracks 2, Brunswick Road

The development will significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. The SNCI and SSSI present on site are situated in the area where a SANG is provided, and to this extent the development is considered to have a positive impact on biodiversity. However, protected species may exist in the developable area of the site and will therefore require an Ecological Management Strategy to mitigate the impact on biodiversity. As a result, the impact is considered to have an uncertain impact when considering the impacts cumulatively. Due to the onsite provision of community facilities, the proposed development is considered to have a significant positive impact on SA3 and SA5-6 and a minor positive impact

on population health. Due to the large increase in impermeable surfaces onsite, the impact of the development on flood risk is uncertain and will depend on the design of the development. The development proposal includes options to increase water supply to the Basingstoke Canal that currently suffers from a shortage, the development is therefore considered to have a positive impact on maintaining and improving the quality of water resources. Although the site is wholly within the countryside beyond the Green Belt, the development proposals include the provision of open space and the impact on SA14 is therefore deemed uncertain. With regard to SA15, the development is considered to have a significant positive impact due to the inclusion of a SANG proposal. Due to the planning application for the site including conditions to prevent an increase in noise pollution, it is not considered that the development will have an impact on noise pollution. With respect to SA17, the impact is considered to be positive, this is because the proposal includes improvements to cycling infrastructure and bus services, despite the increase in traffic associated with large developments. Due to the creation of jobs associated with the community services being provided as part of the proposal, the development is considered to have a significant positive impact on SA23-24. Due to the developments proximity to Deepcut's Local Centre, there is likely to be a minor positive effect on existing businesses and the vitality of the local centre. The conditions placed on the development will ensure that recycling is managed efficiently and encourage reduced water consumption. The impact of the development on SA4 and SA19-20 will depend on the design and implementation of the development. With regard to SA18, the impact is uncertain, with the Grade II listed building the Church of St Barbara being retained. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

Princess Royal Barracks 3, Brunswick Road

The development will significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. The SNCI and SSSI present on site are situated in the area where a SANG is provided, and to this extent the development is considered to have a positive impact on biodiversity. However, protected species may exist in the developable area of the site and will therefore require an Ecological Management Strategy to mitigate the impact on biodiversity. As a result, the impact is considered to have a uncertain impact when considering the impacts cumulatively. Due to the onsite provision of community facilities, the proposed development is considered to have a significant positive impact on SA3 and SA5-6 and a minor positive impact on population health. Due to the large increase in impermeable surfaces onsite, the impact of the development on flood risk is uncertain and will depend on the design of the development. The development proposal includes options to increase water supply to the Basingstoke Canal that currently suffers from a shortage, the development is therefore considered to have a positive impact on maintaining and improving the quality of water resources. Although the site is wholly within the countryside beyond the Green Belt, the development proposals include the provision of open space and the impact on SA14 is therefore deemed uncertain. With regard to SA15, the development is considered to have a significant positive impact due to the inclusion of a SANG proposal. Due to the planning application for the site including conditions to prevent an increase in noise pollution, it is not considered that the development will have an impact on noise pollution. With respect to SA17, the impact is considered to be positive, this is because the proposal includes improvements to cycling infrastructure and bus services, despite the increase in traffic associated with large developments. Due to the creation of jobs associated with the community services being provided as part of the proposal, the development is considered to have a significant positive impact on SA23-24. Due to the developments proximity to Deepcut's Local Centre, there is likely to be a minor positive effect on existing businesses and the vitality of the local centre. The conditions placed on the development will ensure that recycling is managed efficiently and encourage reduced water consumption. The impact of the development on SA4 and SA19-20 will depend on the design and implementation of the development. With regard to SA18, the impact is uncertain, with the Grade II listed building the Church of St Barbara being retained. The SLAA indicates that the site is not considered available until years 11-15, and therefore has scored no effect in the short or medium term (0-10 years).

Appraisal of sites in Frimley

SA Objective	Duration (years)	The Absolute Building	Wyvern House	Land at Golf Drive	34 & 36 station Road
SA1. To meet identified housing need	0-5	++	++	+	o
	6-10	++	++	+	+
	11-15+	++	++	+	+
SA2. To improve the population's health	0-5	o	o	~	o
	6-10	o	o	~	o
	11-15+	o	o	~	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	o
	6-10	~	~	~	~
	11-15+	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	--	-	-	o
	6-10	--	-	-	o
	11-15+	--	-	-	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	-	o
	6-10	o	o	-	o
	11-15+	o	o	-	o
SA8. To reduce the risk of flooding	0-5	-	-	o	o
	6-10	-	-	o	-
	11-15+	-	-	o	-
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	++	o	o
	6-10	++	++	o	+
	11-15+	++	++	o	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o

SA11. To maintain and improve the quality of water resources	0-5	o		o		o		o
	6-10	o		o		o		o
	11-15+	o		o		o		o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~		~		~		o
	6-10	~		~		~		~
	11-15+	~		~		~		~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o		o		--		o
	6-10	o		o		--		o
	11-15+	o		o		--		o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o		o		-		o
	6-10	o		o		-		o
	11-15+	o		o		-		o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+		+		+		o
	6-10	+		+		+		+
	11-15+	+		+		+		+
SA16. To reduce noise pollution	0-5	-		o		o		o
	6-10	-		o		o		o
	11-15+	-		o		o		o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	-		~		o		o
	6-10	-		~		o		o
	11-15+	-		~		o		o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o		o		o		o
	6-10	o		o		o		~
	11-15+	o		o		o		~
SA19. To reduce greenhouse gas emissions	0-5	~		~		~		o
	6-10	~		~		~		~
	11-15+	~		~		~		~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~		~		~		o
	6-10	~		~		~		~
	11-15+	~		~		~		~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~		~		~		o
	6-10	~		~		~		~
	11-15+	~		~		~		~
SA22. To encourage reduced water consumption	0-5	~		~		~		o

	6-10	~		~		~		~
	11-15+	~		~		~		~
SA23. To maintain stable levels of employment in the Borough	0-5	--		-		0		0
	6-10	--		-		0		0
	11-15+	--		-		0		0
SA24. To support inclusive and diverse economic growth	0-5	--		-		0		0
	6-10	--		-		0		0
	11-15+	--		-		0		0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0		0		0		0
	6-10	0		0		0		0
	11-15+	0		0		0		0
SA26. To support existing business structure and businesses	0-5	--		-		0		0
	6-10	--		-		0		0
	11-15+	--		-		0		0

The Absolute Building, Lyon Way

The proposed development will make best use of PDL and significantly contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. The site is partially located in flood zone 2-3b, and therefore will need to take account of this in its decision to mitigate the impact on flood risk. With respect to SA 19-22, the impact will depend on the design of the building. With regard to noise pollution, the development will require mitigation measures in its design to minimise noise pollution from proximal commercial premises and traffic congestion, with noise levels present being unacceptable for habitable accommodation. Due to the increase of traffic in an area that can become congested, the site is deemed to have a minor negative impact on SA17. Due to the loss of a site previously used for retail B1 offices in a Core Employment Area, the development is considered to have a significant negative effect on SA5, 23, 24 and 26.

Wyvern House, 55 Frimley High Street

The proposed development will make best use of PDL and significantly contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building. The site is partially located in flood zone 2 and 3a, and therefore the development will have a minor impact on flood risk. Due to the loss of a site previously used for retail and B1 offices, the development is considered to have a minor negative effect on SA5, 23, 24 and 26. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

Land at Golf Drive

The proposed development will contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building. The site is wholly within a green space within settlement

area, and therefore will have a minor impact on enjoyment and enhancement of open space. The development will have a significant negative impact on biodiversity, with the majority of the site being located within and SNCI. This will need to be addressed in the design of development, in addition to landscaping, and ensuring that a low density is achieved.

34 & 36 Station Road

The proposed development will make best use of PDL and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building. The site is partially located in flood zone 2, and therefore the development will have a minor impact on flood risk which will need to be mitigated in the design and layout of the development. With regard to the character of the area, the development will need to remain in keeping with the character of the Station Road area, and therefore the impact on SA18 is deemed uncertain. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Appraisal of sites in Frimley Green

SA Objective	Duration (years)	Land West of Sturt Road	214-216 Frimley Green Road	Land at Cheswyks	251 Frimley Green Road
SA1. To meet identified housing need	0-5	++	o	+	o
	6-10	++	+	+	o
	11-15+	++	+	+	+
SA2. To improve the population's health	0-5	o	o	+	o
	6-10	o	o	+	o
	11-15+	o	o	+	o
SA3. To improve the education and skills of the local population	0-5	o	o	+	o
	6-10	o	o	+	o
	11-15+	o	o	+	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	o	~	o
	6-10	~	~	~	o
	11-15+	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	-	o	+	o
	6-10	-	o	+	o
	11-15+	-	o	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	-	o
	6-10	o	o	-	o
	11-15+	o	o	-	o
SA8. To reduce the risk of flooding	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	o	o	o
	6-10	++	+	o	o
	11-15+	++	+	o	++
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o
	6-10	o	o	o	o

	11-15+	0		0		0		0
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~		0		~		0
	6-10	~		~		~		0
	11-15+	~		~		~		~
SA13. To conserve and enhance the Borough's biodiversity	0-5	0		0		-		0
	6-10	0		0		-		0
	11-15+	0		0		-		0
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	0		0		-		0
	6-10	0		0		-		0
	11-15+	0		0		-		0
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+		0		0		0
	6-10	+		+		0		0
	11-15+	+		+		0		+
SA16. To reduce noise pollution	0-5	0		0		~		0
	6-10	0		0		~		0
	11-15+	0		0		~		0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~		0		-		0
	6-10	~		0		-		0
	11-15+	~		0		-		0
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	0		0		0		0
	6-10	0		0		0		0
	11-15+	0		0		0		
SA19. To reduce greenhouse gas emissions	0-5	~		0		~		0
	6-10	~		~		~		0
	11-15+	~		~		~		~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~		0		~		0
	6-10	~		~		~		0
	11-15+	~		~		~		~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~		0		~		0
	6-10	~		~		~		0
	11-15+	~		~		~		~
SA22. To encourage reduced water consumption	0-5	~		0		~		0
	6-10	~		~		~		0
	11-15+	~		~		~		~
SA23. To maintain stable levels of employment in the	0-5	-		0		++		0

Borough	6-10	-		o		++		o
	11-15+	-		o		++		o
SA24. To support inclusive and diverse economic growth	0-5	-		o		++		o
	6-10	-		o		++		o
	11-15+	-		o		++		o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o		o		o		o
	6-10	o		o		o		o
	11-15+	o		o		o		o
SA26. To support existing business structure and businesses	0-5	-		o		o		o
	6-10	-		o		o		o
	11-15+	-		o		o		o

Land West of Sturt Road

The proposed development will make best use of PDL and significantly contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA 19-22, the impact will depend on the design of the building. The development is considered to have a minor impact on SA5, 23, 24 and 26 because it will result in the loss of employment floor space.

214-216 Frimley Green Road

The proposed development will make best use of PDL and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA 19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Land at Cheswyks School, Guildford Road

The site is known to have bat and reptile communities present and it is therefore considered that the development will have a minor negative impact upon biodiversity; this will require mitigation through the design of the development. The proposal will have a significant positive impact on SA23-24 through creating employment opportunities, as well as contribute to improving the skills of the local population and improving population health. The site is remote and has no public transport provisions, meaning visitors and employees will be reliant on cars which will increase traffic congestion and possibly impact upon noise pollution. This will be partly mitigated through the developments proposal inclusion of a shuttle bus for employees from nearby urban centres (such as Frimley). The site is located within the country side beyond the Green Belt and will have a minor negative impact on its openness. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. Due to the proposed C2 usage, it is considered to have no likely impact on the protection of the SPA.

251 Frimley Green Road

The proposed development will make best use of PDL and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not consider available until years 11-15 years, and therefore is scored as having no effect in the short or medium term (0-10 years).

Appraisal of sites in Mytchett

SA Objective	Duration (years)	Land at Water Edge, Mytchett Road
SA1. To meet identified housing need	0-5	o
	6-10	++
	11-15+	++
SA2. To improve the population's health	0-5	o
	6-10	o
	11-15+	o
SA3. To improve the education and skills of the local population	0-5	o
	6-10	o
	11-15+	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o
	6-10	~
	11-15+	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o
	6-10	~/+
	11-15+	~/+
SA6. To maintain and improve cultural, social and leisure provision	0-5	o
	6-10	o
	11-15+	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o
	6-10	-
	11-15+	-
SA8. To reduce the risk of flooding	0-5	o
	6-10	-
	11-15+	-
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o
	6-10	o
	11-15+	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o
	6-10	o
	11-15+	o
SA11. To maintain and improve the quality of water	0-5	o

resources	6-10	o
	11-15+	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o
	6-10	~
	11-15+	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o
	6-10	-
	11-15+	-
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o
	6-10	-
	11-15+	-
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o
	6-10	++
	11-15+	++
SA16. To reduce noise pollution	0-5	o
	6-10	~
	11-15+	~
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o
	6-10	~
	11-15+	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o
	6-10	o
	11-15+	o
SA19. To reduce greenhouse gas emissions	0-5	o
	6-10	~
	11-15+	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o
	6-10	~
	11-15+	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o
	6-10	~
	11-15+	~
SA22. To encourage reduced water consumption	0-5	o
	6-10	~
	11-15+	~

SA23. To maintain stable levels of employment in the Borough	0-5	o
	6-10	o
	11-15+	o
SA24. To support inclusive and diverse economic growth	0-5	o
	6-10	o
	11-15+	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o
	6-10	o
	11-15+	o
SA26. To support existing business structure and businesses	0-5	o
	6-10	o
	11-15+	o

Land at Waters Edge, Mytchett Road

The proposed development will contribute to meeting the Borough's identified housing need. The development will have a negative effect on the Borough's biodiversity, being situated entirely within an SNCI. Due to the provision of an onsite SANG, the impacts on biodiversity will be partly mitigated. The impact of development on noise pollution and traffic congestion is uncertain, due to the sites proximity to a railway line and access onto Mytchett Road. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of on-site SANG provision. With respect SA19-22, the impact will depend on the design of the building, as is the case for minimising opportunities for crime and social exclusion. With respect to flood risk, it is likely that the development will have a minor negative effect with some of the land falling within Flood Zone 2, but it is considered that this can be mitigated by appropriate drainage and SUDS design. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Appraisal of sites in West End

SA Objective	Duration (years)	Land South of Kings Rd	Land North of Beldam Bridge Rd	Land South of Kings Rd and Rose Meadow	Land South of Fenns Lane	Land East of Benner Lane	Conifers Nursery, Bagshot Rd
SA1. To meet identified housing need	0-5	++	++	++	o	o	o
	6-10	++	++	++	o	++	+
	11-15+	++	++	++	+	++	+
SA2. To improve the population's health	0-5	o	+	o	o	o	o
	6-10	o	+	o	o	o	o
	11-15+	o	+	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	-	o
	11-15+	o	o	o	o	-	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	o	o	o
	6-10	~	~	~	o	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	+	+	o	o	o
	6-10	o	+	+	o	o	o
	11-15+	o	+	+	o	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	+	o	o	o	o
	6-10	o	+	o	o	o	o
	11-15+	o	+	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	-	-	-	o	o	o
	6-10	-	-	-	o	-	-
	11-15+	-	-	-	-	-	-
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	~
	11-15+	o	o	o	-	o	~
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	+
	11-15+	o	o	o	+	o	+
SA10. To reduce contamination and	0-5	o	o	o	o	o	o

safeguard soil quality and quantity	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	~	o	o	o
	6-10	~	~	~	o	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	-	-	-	o	o	o
	6-10	-	-	-	o	-	-
	11-15+	-	-	-	-	-	-
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	++	+	o	o	o
	6-10	+	++	+	o	++	+
	11-15+	+	++	+	~/+	++	+
SA16. To reduce noise pollution	0-5	~	~	~	o	o	o
	6-10	~	~	~	o	~	o
	11-15+	~	~	~	~	~	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~	~	~	o	o	o
	6-10	~	~	~	o	~	o
	11-15+	~	~	~	o	~	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	~	o	o	o
	6-10	~	~	~	o	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	~	o	o	o
	6-10	~	~	~	o	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste	0-5	~	~	~	o	o	o

and maximise re-use and recycling	6-10	~	~	~	0	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water consumption	0-5	~	~	~	0	0	0
	6-10	~	~	~	0	0	~
	11-15+	~	~	~	~	0	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	-	~
	11-15+	0	0	0	0	-	~
SA24. To support inclusive and diverse economic growth	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	~
	11-15+	0	0	0	0	0	~
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	~
	11-15+	0	0	0	0	0	~

Land South of Kings Road (partial housing reserve site)

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. With regard to SA7 and SA14, the development will have a minor negative impact due to the site being wholly within the countryside beyond the Green Belt. Due to the increase in housing, the impact on noise pollution and traffic congestion is uncertain. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Land North of Beldam Bridge Road

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a significant positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. With regard to SA7 and SA14, the development will have a minor negative impact due to the site being wholly within the countryside beyond the Green Belt. Due to the increase in housing, the impact on noise pollution and traffic congestion is uncertain. The proposal included the addition of a play area and SANG and is therefore considered to have a minor positive impact on SA5. Due to the provision of a SANG, the site is considered to have a minor positive impact on SA2 and 6.

Land South of Kings Road and Rose Meadow

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years). With regard to SA7 and SA14, the development will have a minor negative impact due to the site being wholly within the countryside beyond the Green Belt. Due to the increase in housing, the impact on noise pollution and traffic congestion is uncertain. The proposal included the addition of a play area and is therefore considered to have a minor positive impact on SA5.

Land South of Fenns Lane

The development would positively contribute to meeting the Borough's identified housing need. With regard to SA14, the site is entirely situated in the Green Belt and therefore would significantly impact upon its openness. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. However, because the site is partially situated in the SPA 400m buffer and although development is not permitted in this area, the impact has a level of uncertainty. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The development will make best use of the PDL present on the site. Due to the site being partially situated in flood zone 2, it is considered that the development would have a minor negative impact on flood risk, this will need to be addressed in the design of the development. The impact of the proposed development on noise pollution is uncertain. The SLAA indicates that the site is not considered available until years 11-15, and therefore has scored no effect in the short or medium term (0-10 years).

Land East of Benner lane (partial housing reserve site)

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a significant positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of onsite SANG provision. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. Due to the loss of a site used as a school, the development will have a minor impact on SA23, SA3 and SA5. With regard to SA7 and SA14, the development will have a minor negative impact due to the site being wholly within the countryside beyond the Green Belt. The impact upon noise pollution and traffic congestion is uncertain and will depend on how the development is implemented. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5years).

Conifers Nursery, Bagshot Road

The development would positively contribute to meeting the Borough's identified housing need. With regard to SA14, the site is entirely situated in the Green Belt and therefore would significantly impact upon its openness, as well as having a minor negative impact on SA7. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The development will make best use of the PDL present on the site. Due to the site being partially situated in flood zone 2, it is considered that the development would have a minor negative impact on flood risk, this will need to be addressed in the design of the development. The impact of the proposed development on noise pollution is uncertain. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

SA Objective	Duration (years)	Land North and East of Malthouse Farm	Land West of Fenns Lane	Land at Pankhurst Farm
SA1. To meet identified housing need	0-5	++	o	+
	6-10	++	+	+
	11-15+	++	+	+
SA2. To improve the population's health	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	o	~
	6-10	~	~	~
	11-15+	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	-	o	-
	6-10	-	-	-
	11-15+	-	-	-
SA8. To reduce the risk of flooding	0-5	o	o	o
	6-10	o	-	o
	11-15+	o	-	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o

	6-10	o		o		o
	11-15+	o		o		o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~		o		~
	6-10	~		~		~
	11-15+	~		~		~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	-		o		--
	6-10	-		--		--
	11-15+	-		--		--
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+		o		+
	6-10	+		~/+		+
	11-15+	+		~/+		+
SA16. To reduce noise pollution	0-5	~		o		o
	6-10	~		o		o
	11-15+	~		o		o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~		o		o
	6-10	~		o		o
	11-15+	~		o		o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	-		o		o
	6-10	-		o		o
	11-15+	-		o		o
SA19. To reduce greenhouse gas emissions	0-5	~		o		~
	6-10	~		~		~
	11-15+	~		~		~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~		o		~
	6-10	~		~		~
	11-15+	~		~		~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~		o		~
	6-10	~		~		~
	11-15+	~		~		~
SA22. To encourage reduced water consumption	0-5	~		o		~
	6-10	~		~		~
	11-15+	~		~		~

SA23. To maintain stable levels of employment in the Borough	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o
SA24. To support inclusive and diverse economic growth	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o
SA26. To support existing business structure and businesses	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o

Land North & East of Malthouse Farm, 70 Benner Lane

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a significant positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of onsite SANG provision. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. With regard to SA7 and SA14, the development will have a minor negative impact due to the site being wholly within the countryside beyond the Green Belt. Malthouse farm is a Grade II listed building and it is therefore considered that the development will have a minor negative impact on SA18. The impact on traffic congestion is uncertain due to the traffic generation associated with the proposed development.

Land West of Fenns Lane

The development would positively contribute to meeting the Borough's identified housing need. With regard to SA14, the site is entirely situated in the Green Belt and therefore would significantly impact upon its openness, and a minor negative impact on SA7. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. However, the site is partially located in the SPA's 400m buffer and although development is not permitted in this area, the impact of remains uncertain. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. Due to the site being partially situated in flood zone 2, it is considered that the development would have a minor negative impact on flood risk. This will need to be accounted for with suitable SUDS as part of any scheme coming forward. An acoustic report states that the increase traffic on Fairfield and Benner Lane will have a noticeable but not significant impact on road noise, and therefore development of the site is considered to have a minor negative impact on noise pollution. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

Land at Pankhurst Farm

The development will contribute to meeting the Borough's identified housing need. With regard to SA14, the site is entirely situated in the Green Belt and therefore would significantly impact upon its openness, and a minor negative impact on SA7. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development.

Appraisal of sites in Windlesham

SA Objective	Duration (years)	Orchard Cottage	Windlesham Garden Centre	Windlesham South garage	Land East of Heathpark	Land North of Heathpark (SANG)	Land East of Snows Ride
SA1. To meet identified housing need	0-5	+	+	+	++	++	0
	6-10	+	+	+	++	++	+
	11-15+	+	+	+	++	++	+
SA2. To improve the population's health	0-5	+	0	0	0	+	0
	6-10	+	0	0	0	+	0
	11-15+	+	0	0	0	+	0
SA3. To improve the education and skills of the local population	0-5	+	0	0	0	0	0
	6-10	+	0	0	0	0	0
	11-15+	+	0	0	0	0	0
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	~	~	0
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	~	~	0	0	0
	6-10	+	~	~	0	0	0
	11-15+	+	~	~	0	0	0
SA6. To maintain and improve cultural, social and leisure provision	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	-	-	0	-	+	0
	6-10	-	-	0	-	+	-
	11-15+	-	-	0	-	+	-
SA8. To reduce the risk of flooding	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	0	+	+	0	0	0
	6-10	0	+	+	0	0	0
	11-15+	0	+	+	0	0	0
SA10. To reduce contamination and	0-5	0	0	0	0	0	0

safeguard soil quality and quantity	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	~	o	o	-	o	o
	6-10	~	o	o	-	o	o
	11-15+	~	o	o	-	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	--	--	o	-	+	o
	6-10	--	--	o	-	+	--
	11-15+	--	--	o	-	+	--
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	+	+	++	++	o
	6-10	o	+	+	++	++	+
	11-15+	o	+	+	++	++	+
SA16. To reduce noise pollution	0-5	-	+	+	-	o	o
	6-10	-	+	+	-	o	o
	11-15+	-	+	+	-	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	-	~	~	~	o	o
	6-10	-	~	~	~	o	o
	11-15+	-	~	~	~	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste	0-5	~	~	~	~	~	o

and maximise re-use and recycling	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water consumption	0-5	~	~	~	~	~	0
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	++	-	-	0	0	0
	6-10	++	-	-	0	0	0
	11-15+	++	-	-	0	0	0
SA24. To support inclusive and diverse economic growth	0-5	++	-	-	0	0	0
	6-10	++	-	-	0	0	0
	11-15+	++	-	-	0	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	-	-	0	0	0
	6-10	0	-	-	0	0	0
	11-15+	0	-	-	0	0	0

Orchard Cottage, Shepherds Lane

With regard to SA5, the development will improve opportunities for access to health, community and employment services. With regard to SA16-17, the officer's report states that the nature of the development would attract a large number of people throughout the day, with a proposed doctor's surgery and C2 care home, resulting in noise and traffic generation that is at odds with the character of the area. Due to the C2 use of the proposed development it is not considered to have any impact on the protection of the SPA. With regard to SA13, it is considered that there will be no impact on biodiversity if mitigation measures and landscaping conditions are adhered to. With regard to SA17, the developments remote location is not served by public transport and is therefore considered unsustainable because it will result on a reliance on car use for employees and visitors. The site will significantly contribute to maintaining stable levels of employment in the Borough, providing employment opportunities due to D1 and C2 use class. The development represents inappropriate development in the Green Belt and would cause significant harm to its openness, whilst having a minor negative impact on SA7. The development is considered to help meet identified housing need, providing homes in the local area which has an aging population. With respect to SA 19-22, the impact will depend on the design of the building. With regard to SA9, the development makes use of the PDL present on a proportion of the site. It is expected that the design of the development will minimise opportunities for crime. With regard to SA12, the development requires an Air Quality Assessment to be submitted.

Windlesham Garden Centre, London Road

The proposed development will make best use of PDL land present on site and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime and build opportunities for local biodiversity. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building. With regard to noise pollution, neighbouring dwellings are all likely to experience a reduction in noise from the site given that the existing use

generates more traffic and noise than nine residential dwellings would. Due to the loss of a site previously used for retail, the development is considered to have a minor negative effect on SA23, 24 and 26, whilst the impact on SA5 is uncertain.

Windlesham South Garage, London Road

The proposed development will make best use of PDL land and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building. With regard to noise pollution, the development reduce noise from the site given that the existing use generates more traffic and noise than nine residential dwellings would. The site is situated in the green belt and will therefore have a significant negative impact on SA14 and a minor negative impact on SA7.. Due to the loss of a site previously used for retail, the development is considered to have a minor negative effect on SA 23, 24 and 26, whilst the impact on SA5 is uncertain.

Housing Reserve Site, East of Heathpark Drive

The development would significantly contribute to meeting the Borough's identified housing need. With regard to SA7 and SA13, the development would have a minor negative effect on biodiversity, impacting upon badger, bird and bat communities. The site is situated in the countryside beyond the Green Belt and will therefore have a minor negative impact on SA7 and SA14. Due to the proposed mitigation measures, the impact is not considered significant. It is considered that the development would have a significant positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of onsite SANG provision. Due to the removal of trees and the sites proximity to the M3, it is deemed to have a minor negative impact on noise pollution. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development.

Land North of Housing Reserve Site, Heathpark Drive (SANG)

The development would positively contribute to meeting the Borough's identified housing need through providing SANG provision. With regard to SA7 and SA13, the SANG could provide opportunities for enjoyment of open space and local biodiversity, as well as contributing to improving population health and opportunities for leisure and recreation. Due to the provision of a SANG, the development is considered to have a significant positive impact on SA15. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the SANG.

Land East of Snows and Hatton Hill

The development would positively contribute to meeting the Borough's identified housing need. With regard to SA14, the site is entirely situated in the Green Belt and therefore would significantly impact upon its openness and have a minor negative impact on SA7. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).