



SURREY HEATH LOCAL PLAN

2011-2028

SITE ALLOCATIONS DOCUMENT

SUSTAINABILITY APPRAISAL/STRATEGIC ENVIRONMENTAL ASSESSMENT

INTERIM REPORT

NON-TECHNICAL SUMMARY

March 2013

'Great Place, Great Community, Great Future'

1. Non-Technical Summary

- 1.1 Sustainability Appraisal and Strategic Environmental Assessment are now enshrined within the UK plan making system and ensure that documents such as the Surrey Heath Site Allocations, take account of their Social, Economic and Environmental impacts during preparation. This non-technical summary sets out the process and key findings of the Sustainability Appraisal of the Site Allocations Options Document.

About the Site Allocations Document

- 1.2 The Site Allocations Document will form part of the Surrey Heath Local Plan 2011-2028. It is the document which will allocate specific parcels or areas of land within Surrey Heath for particular types of development including housing, employment, retail, green spaces and sites of local importance for biodiversity.
- 1.3 The Site Allocations Document needs to be in conformity and be guided by the strategy and policies of the adopted Surrey Heath Core Strategy & Development Management Policies Development Plan Document. As such, the Site Allocations Document does not change development targets for the Borough such as the amount of retail or housing development.

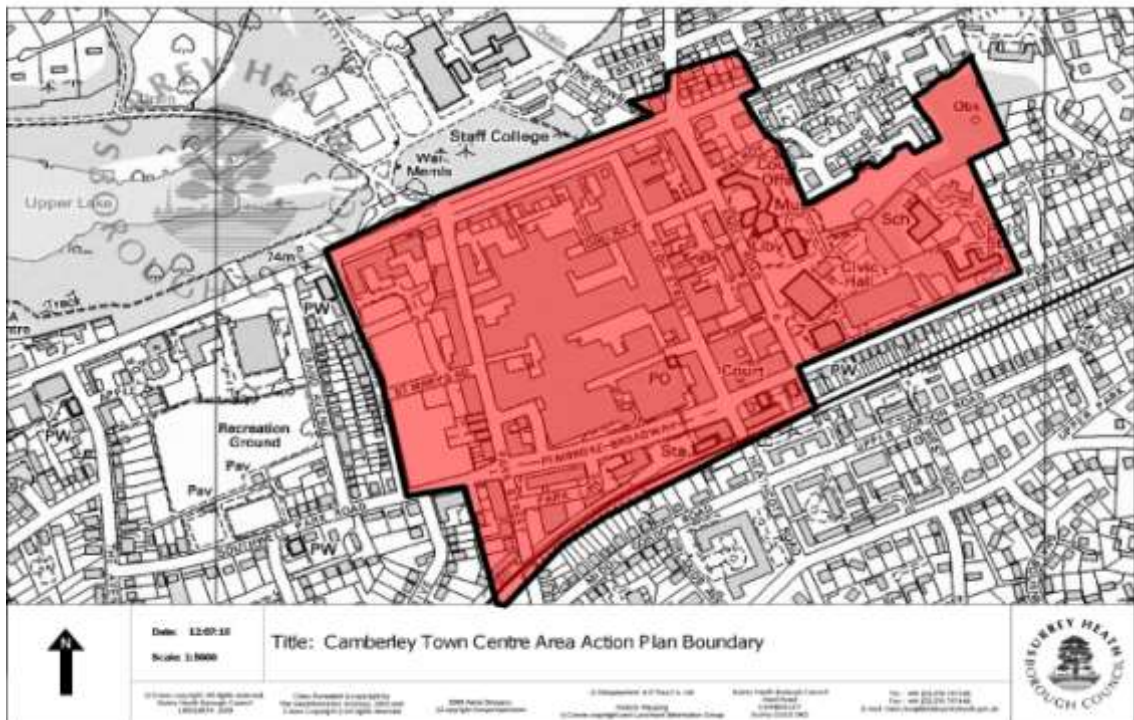
Context & Appraisal

- 1.4 The geographical scope of the Site Allocations Document encompasses the whole of the Borough of Surrey Heath which covers an area of around 9,507ha. This is shown in Figure N-1. The exception to this is the area of Camberley Town Centre as shown in Figure N-2. This is because future development within Camberley Town Centre is dealt with in another planning document known as the Camberley Town Centre Area Action Plan. The area excluded is around 31ha in area.

Figure N-1 – Geographic Scope of the Site Allocations Document



Figure N-2: Area Excluded from the Site Allocations Document



Sustainability Characteristics and Future Trends

- 1.5 The current sustainability characteristics of the Borough are one where the resident population is relatively static in terms of overall numbers and ethnicity. However, the average age of the population is moving towards an older profile. Levels of deprivation have increased in recent years although when compared to other areas of the UK and south east of England deprivation is low. Life expectancy is higher than the UK and south east England average.
- 1.6 The local economy is performing better than the national and regional picture with below average unemployment; however, the working age population is declining. Vacancy rates of retail units in district & local centres are low as are the vacancy rates for industrial units. Office vacancies remain high and are likely to remain so in the foreseeable future. The main mode of travel in and out of the Borough is by car and this is likely to continue.
- 1.7 The need and demand for new housing including Gypsy & Traveller pitches will continue as population/demographics change. Infrastructure capacity is by and large appropriate. The general landscape/townscape characteristics of the Borough is likely to remain relatively static although the area around Deepcut is likely to change in response to development at the Princess Royal Barracks.
- 1.8 Carbon dioxide emissions are declining and are likely to continue to do so as technology improves. The extent of areas affected by flooding from river sources is likely to remain the same although the frequency of flooding could increase due to increased frequency of intense rainfall events. Groundwater quality is good in the west of the Borough but described as poor in the east. Quality of the river Blackwater and rivers Hale/Millbourne are moderate.

- 1.9 Emissions of gases such as Nitrogen Dioxide and Sulphur Dioxide do not exceed national targets and the Air Quality Management Area along the M3 motorway is due to be removed as air quality has improved. Surrey Heath has the third best recycling rate in England at 64% of all household waste recycled, although the overall amount of waste continues to rise.
- 1.10 Areas of the Borough are designated for their importance to Biodiversity at an international, national or local level. Including the Thames Basin Heaths Special Protection Area. The majority of these areas meet national targets for being in a favourable or favourable recovering status but the need to protect these areas will continue.

Key Issues and Problems

- 1.11 Key issues and problems were identified having regard to the current sustainability characteristics now. A summary of the key issues and problems identified are shown in Table N-1 along with an explanation of how the Site Allocations Document should address these.

Table N-1: Key Issues and Problems Identified

Issue/Problem	How will Document address this?
Increased recreational pressure on Special Protection Area leading to deterioration and/or fragmentation of habitat.	All net additional residential development allocated in the Document will require avoidance measures through use of Suitable Accessible Natural Greenspace (SANG).
Condition status of local biodiversity sites uncertain	Survey work undertaken in 2012 should feed into the Site Allocations Document.
Increasing population likely to require additional housing and related infrastructure	Document will allocate housing.
Ageing population may require bespoke services and housing needs	Document should ideally allocate a proportion of housing specialised needs.
Reduction in working age population may result in increased in-commuting.	Document should ensure development allocated in areas with good access to public transport.
Child physical activity rates significantly below England Average	Existing Open space, sport and leisure facilities will aid improvement but Document should consider allocating further facilities.
High level of office vacancies continue into the future	Core Strategy Policy CP8 sets out that employment floorspace can be lost. This will need to be explored within the Document.
Maintain low vacancy levels in District & Local Centres	Document should review boundaries and primary/secondary frontages to strengthen centres.
Increased congestion on roads in and around the Borough particularly during peak hours.	Document could consider allocating land for public transport.

Issue/Problem	How will Document address this?
Continued lack of direct rail links to London	Document must consider status of Sturt Road Chord, Frimley Green
Development could affect historic environment.	Document should ensure that protection & enhancement of historic environment is considered when allocating sites.
Increasing population increases demand for affordable units.	Document could set out number of affordable units expected on allocated sites.
Additional pressures on existing infrastructure services/facilities	Document should ensure infrastructure issues are considered and plan for additional capacity where appropriate.
Protection of most valued landscapes and townscapes.	Document should take into account landscape/townscape character.
Intense rainfall events may give rise to non-river flooding.	Document can give a steer to when Flood Risk Assessments are required.
Carbon dioxide emissions may continue to increase.	Document could consider specific opportunities for renewable energy and sustainable design.
New dwellings within the countryside.	Document should consider previously developed sites first if countryside locations are required.
South East will remain an area of high water stress	Document could encourage development to achieve high sustainability standards.
Water quality deteriorates or fails to improve	Policy DM10 of the Core Strategy sets out requirement for SuDS which can help to improve water quality. This could be reinforced within the Document.

Sustainability and Document Objectives

- 1.12 A list of sustainability objectives was identified through previous work and these informed the Sustainability Framework. The Sustainability Framework allows the Document's objectives and options to be appraised and evaluated so that an indication of the plans effects can be gained and whether these are significant.
- 1.13 The sustainability and Site Allocation objectives were compared to ensure that Site Allocation Document objectives were compatible with sustainability objectives. In the main the sustainability and Document's objectives are compatible, although the compatibility of some objectives will depend upon implementation.
- 1.14 However in some instances potential incompatibilities occur, for example the Document objective of meeting housing needs may not be compatible with the objective of conserving biodiversity. To overcome these potential incompatibilities it will be necessary to ensure that any unavoidable adverse effects are reduced to an acceptable level.

Developing & Appraising Site Allocation Document Options

- 1.15 The Options set out in the Document are a mix of potential allocation sites and wider policy issues.
- 1.16 The appraisal of the options in the Site Allocations Document involved predicting the likely sustainability effects of the options (alternatives) against each of the sustainability objectives.
- 1.17 The options set out in the Site Allocations Document were developed as follows : -
- (i) The vision, objectives, spatial strategy and overall distribution of development as given by the Core Strategy & Development Management Policies DPD; and
 - (ii) Undertaking a Borough wide call for housing, employment and retail sites by contacting land owners and by general advertisement; and
 - (iii) Identifying housing sites through the Strategic Housing Land Availability Assessment 2012 (SHLAA) including sites within settlements, within the countryside beyond the Green Belt and Green Belt; and
 - (iv) Consideration of Green Spaces within the Borough as well as designated Sites of Nature Conservation Importance (SNCI); and
 - (v) Consideration of District/Local centres and neighbourhood parades; and
 - (vi) Consideration of Core Employment Area boundaries and Employment Revitalisation Areas; and
 - (vi) Reviewing existing allocations/policies in the Local Plan 2000 which have not been deleted or superseded by the Core Strategy.
- 1.18 Some of the options considered represented a 'business as usual' scenario, in other words the continuation of an existing policy and some options consider the deletion of existing policies within the Local Plan 2000. Some options were considered to be unreasonable and as such were rejected at an early stage.
- 1.19 Housing, employment, retail and sites for Suitable Alternative Natural Greenspace (SANG) were ranked according to their sustainability score. The score was based on how sites performed against the sustainability objectives and the higher the score the more sustainable the site. One site was identified for additional car parking but was not given a score as it was the only site in its category.
- 1.20 The list of all the general policy/delivery options is set out in Table N-2 along with a recommendation of which options offered the greatest sustainability benefits and should be considered further. The ranking of individual sites is set out in Tables N-3 to N-9, including housing sites rejected at an early stage. The option to delete existing housing allocations which still remain in force from the Local Plan 2000 are shown in Table N-10 and a summary of those options rejected at an early stage and the reasons for this are contained in Table N-11. The full appraisal of all options can be found in Appendices B-H of the main Sustainability Appraisal Interim Report.

Table N-2: Options for General Policy/Delivery

Site Allocation Document Options	Recommendation
Housing Delivery	
<ol style="list-style-type: none"> 1. Do Nothing 2. Use Existing Settlement & SANG Supply 3. Use Existing Settlement Supply & Develop New SANG 4. Bring Forward Large Sites in Countryside to Meet Potential Shortfall 2025-2028 5. Short Plan Period with Early Review 6. Site Allocations Document Review 	<p>Options 3-6 offer similar benefits although options 5 & 6 will lead to greater uncertainty. Therefore on balance it is considered that options 3 & 4 should be developed further.</p>
Gypsy & Travellers	
<ol style="list-style-type: none"> 1. Do Nothing 2. Allocate Small Sites Across all Areas 3. Allocate as One or Two Large Sites 4. Allocate by Extending Existing Sites 	<p>On balance it is considered that options 2 & 3 should be explored further.</p>
Core Employment Areas	
<ol style="list-style-type: none"> 1. Retain Boundaries & Extent of Areas 2. Amend Boundaries to Expand Areas 3. Amend Boundaries to reduce areas and designate lost land to other uses 4. Delete Core Employment Areas – Rejected Option. 	<p>On balance it is considered that options 1 & 3 offer the most sustainability benefits and should be explored further, however this could change if the options were refined further to reduce/remove uncertain effects i.e. identify area of land for allocation in option 2 or specify proposed land use in option 3.</p>
Employment Revitalisation Areas	
<ol style="list-style-type: none"> 1. Retain Areas and Policy E6 of the Local Plan 2000 2. Delete Policy E6 but retain Areas – Rejected Option 3. Replace Policy E6 and retain Areas 4. Replace Policy E6 and Amend Areas 5. Delete Policy E6 and the Areas 6. Delete Policy E6 and Re-designate Areas to other uses 	<p>On balance it is considered that options 1, 3 & 4 offer similar sustainability benefits and should be explored further, however this could change if option 6 were refined further to reduce/remove uncertain effects i.e. identify alternative uses in Option 6.</p>
Land at Half Moon Street, Bagshot	
<ol style="list-style-type: none"> 1. Retain Policy E8 of the Local Plan 2000 2. Delete Policy E8 but Retain Existing Boundaries – Rejected Option 3. Replace Policy E8 and Maintain Boundaries 4. Replace Policy E8 and Amend Boundaries 5. Delete Policy E8 and the Site 6. Delete Policy E8 and Re-designate to other uses 	<p>On balance it is considered that Options 1, 3, 4 and 6 should be considered further.</p>
District/Local Centres & Neighbourhood Parades	
<ol style="list-style-type: none"> 1. Retain Existing Boundaries/Extent of District/Local Centres & Parades 2. Amend Boundaries/Extent of Centres & Parades 3. Delete Retail Area Designations – Rejected Option 4. Allocate New Retail Sites 	<p>On balance it is considered that Options 2 & 4 offer the most sustainability benefits and should be explored further although option 2 should be refined to indicate whether retail boundaries extend or reduce.</p>

Site Allocation Document Options	Recommendation
Major Highway Proposals (Policy M1 of Local Plan 2000)	
<ol style="list-style-type: none"> 1. Retain Policy M1 and Proposals 2. Replace Policy M1 and Retain Proposals 3. Replace Policy M1 and Amend Proposals 4. Delete Policy M1 and Proposals 	<p>On balance it is considered that option 3 offers the greatest sustainability benefits and should be explored further although the option could be further refined to reduce uncertainties.</p>
Additional Car Parking (Policy M4 of Local Plan 2000)	
<ol style="list-style-type: none"> 1. Retain Policy M4 and Designations 2. Replace Policy M4 & Retain Designations 3. Replace Policy M4 & Amend Designations 4. Delete Policy M4 & Designations 5. Delete Policy M4 and Re-designate for other uses 	<p>On balance it is considered that options 4 & 5 offer the greatest sustainability benefits and should be considered further. However option 3 could be considered further if refined to reduce uncertainties.</p>
Rear Servicing (Policy M9 of Local Plan 2000)	
<ol style="list-style-type: none"> 1. Retain Policy M9 and Designations 2. Replace Policy M9 & Retain Designations 3. Replace Policy M9 & Amend Designations 4. Delete Policy M9 and Designations 	<p>On balance it is considered that options 1, 2 or 3 offer the greatest sustainability benefits and should be explored further.</p>
Safeguarded Land for Future Transport Uses (Policy M18 of Local Plan 2000)	
<ol style="list-style-type: none"> 1. Retain Policy M18 and Designation 2. Replace Policy M18 & Retain Designation 3. Replace Policy M18 & Amend Designation 4. Delete Policy M18 & Designation 5. Delete Policy M18 & Re-designate for other uses 	<p>On balance options 1, 2, 3 & 4 offer the most sustainability benefits and should be considered further.</p>
Areas of Urban Green Space	
<ol style="list-style-type: none"> 1. Retain Boundaries/Extent of existing Green Spaces 2. Amend Boundaries/Extent of existing Green Spaces 3. Delete Green Spaces – Rejected Option 4. Re-designate Green Spaces to other uses 5. Designate Green Spaces and Local Green Spaces and Create Policy 6. Designate some Green Spaces as Local Green Spaces and Create Policy 7. Designate no Local Green Spaces 	<p>On balance it is considered that options 1, 5, 6 and 7 offer the greatest sustainability benefits and should be explored further. Option 2 could be explored further if uncertainties were reduced.</p>
Sites of Nature Conservation Importance	
<ol style="list-style-type: none"> 1. Retain Existing Boundaries/Extent of Sites 2. Amend Boundaries/Extent of Sites 3. Delete SNCI Designations – Rejected Option 4. Re-designate Land to other uses 	<p>On balance, options 1 & 2 offer the greatest sustainability benefits and should be explored further, although uncertainties in option 2 could be reduced.</p>

Site Allocation Document Options	Recommendation
Suitable Accessible Natural Greenspace SANG	
<ol style="list-style-type: none"> 1. Do not Designate SANG on Adopted Policies Map 2. Designate Existing SANG 3. Designate Existing & Proposed SANG 4. Designate Existing SANG and Create Policy for SANG Selection Criteria 	On balance it is considered that options 3 & 4 offer the greatest sustainability benefits and should be explored further.
Major Developed Sites in the Green Belt (Policies RE17 & M21 of Local Plan 2000)	
<ol style="list-style-type: none"> 1. Retain Policies RE17/M21 & Retain Boundaries/Extent of Sites 2. Retain Policies RE17/M21 & Amend Boundaries/Extent of Sites 3. Replace Policies RE17/M21 & Retain Boundaries/Extent of Sites 4. Replace Policies RE17/M21 & Amend Boundaries/Extent of Sites 5. Delete Policies RE17/M21 & Sites 6. Re-designate Sites for other uses 	On balance it is considered that options 1 & 3 offer the most sustainability benefits and should be explored further. However options 2 & 4 could be explored if uncertainties were reduced.

Table: N-3: Ranked Housing Sites

Site	Score	Rank
407 & 409 London Road and 9-13a Victoria Avenue, Camberley (Mixed)	44	1
Children's Centre, Church Road, Frimley	41	2
134 & 136 London Road, Bagshot	40	3
145-151 Frimley Road, Camberley	39	4
Land at Ridgewood Centre, Old Bisley Lane, Frimley	39	4
94-102a Guildford Road, Lightwater	39	4
Bagshot Highway Depot, London Road, Bagshot	39	4
61-63 London Road, Camberley	38	8
Land at Poolside, Grantchester & Foxhaven, Portesbery Hill, Camberley	38	8
21-33 York Road, Camberley	38	8
29-47 & 34-38 Station Road, Frimley	38	8
Cambria, Brooklawn and Summer Place, Middleton Road, Camberley	36	12
13 Kings Ride, Camberley	36	12
337 & 339 London Road, Camberley	36	12
Ex SCC Locality, 157 Frimley Road, Camberley	36	12
299 London Road, Camberley	36	12
439-445 London Road, Camberley	36	12
251 Frimley Green Road, Frimley Green	36	12
95-97 London Road, Camberley	35	19
Peerless Site N, Sullivan Road, Camberley	34	20
34 London Road, Bagshot	33	21
22 & 24 Moorlands Road, Camberley	33	21
Camberley Centre, France Hill Drive, Camberley	33	21
30-32 Kingsley Avenue, Camberley	32	24

Site	Score	Rank
Land at Copperfields, Fairlawn Cottage and 1 & 2 Fairlawn, Crawley Ridge, Camberley	32	24
407 & 409 London Road and 9-13a Victoria Avenue, Camberley	32	24
51-57 Deepcut Bridge Road, Deepcut	32	24
59-67 Deepcut Bridge Road, Deepcut	32	24
Kingsmead House, 150 & 156 Mytchett Road, Mytchett	31	29
20-22 Castle Road, Camberley	30	30
1 & 2 Saville Gardens, Frimley	30	30
99-101 Guildford Road, Lightwater	30	30
Land at Half Moon Street, Bagshot	29	33
Peerless Site P2, Wood Road, Camberley	29	33
Land at Waterperry, Chobham	29	33
74-76 Longmeadow, Frimley	29	33
Tanners Yard, London Road, Bagshot	28	37
Tekels Park, Camberley	28	37
280 Gordon Road, Camberley	27	39
Highways Farm, 226 London Road, Bagshot	27	39
Notcutts Garden Centre, London Road, Bagshot	26	41
The Deans, Bridge Road, Bagshot	25	42
55-61 Frimley High Street, Frimley	25	42
58 Mytchett Road, Mytchett	25	42
Bagshot Manor, Green Lane, Bagshot	24	45
8-10 Heatherley Road, Camberley	24	45
22 Crawley Hill, Camberley	22	47
Otium House, Freemantle Road, Bagshot	21	48
201-211 Frimley Road, Camberley	21	48
Weston Paddocks, Whitmore Road, Bagshot	20	50
175 London Road, Bagshot	19	51
21 & 23 Tekels Park, Camberley	18	52
Land r/o 14-32 Fairfield Drive, Frimley	17	53
Old Dean Youth Centre, Kingston Road, Camberley	16	54
Land at Greenbank Way, Frimley	16	54
FC Brown's, Queens Road, Bisley	15	56
Woodside Cottage, Bagshot	14	57
3 Elizabeth Avenue, Bagshot	14	57
Grove Farm, Mytchett Road, Mytchett	13	59
Land r/o 309-315 Guildford Road, Bisley	11	60
Thomson's Yard, Snows Ride, Windlesham	11	60
51-53 Guildford Road, Bagshot	9	62
Q8 Services & South Garage, London Road, Windlesham	9	62
Grange Nurseries/No 11 Coleford Bridge Road & Linsford Bungalow, Mytchett	4	64
Windlesham Garden Centre, London Road, Windlesham	4	64
Dyckmore, Streets Heath, West End	1	66

Site	Score	Rank
Land East of St Catherine Road & North of Lake Road, Deepcut	1	66
Land at Notcutts & West of Hawkesworth Drive, Bagshot	0	68
Little Heath Nursery, Burr Hill, Chobham	0	68
Pine Ridge Golf Course, Old Bisley Road, Deepcut	-1	70
Land r/o 202 London Road, Bagshot	-1	70
Salisbury Terrace, Mytchett	-2	72
83 College Ride, Bagshot	-4	73
Peerless Site F, Queens Road, Bisley	-4	73
Land r/o 1-47 Sullivan Road, Camberley	-5	75
Land at Sturt Road Chord, Frimley Green	-5	75
188-190 (allotment), Frimley Green Road, Frimley Green	-6	77
Allotments, Church Road, Frimley	-7	78
Land North of Lake Road & East of Bellew Road, Deepcut	-7	78
Land at Pankhurst Farm, Bagshot Road, West End	-7	78
Land r/o 59-63 Windsor Road, Chobham	-9	81
Chobham Rugby Club, Windsor Road, Chobham	-10	82
Land at Camberley Heath, Golf Drive, Frimley	-10	82
Land at Cheswycks School, Guildford Road, Frimley Green	-11	84
Conifers Nursery, Bagshot Road, West End	-13	85
Mincing Lane Nursery, Chobham	-13	85
North of Chobham Lakes, Castle Grove Road, Chobham	-13	85
Land off Beldam Bridge Road, West End	-15	88
West End Reserve Site, West End	-15	88
Windlesham Reserve Site, Windlesham	-22	90
Land East of Snows Ride/Hatton Hill, Windlesham	-23	91
Land at Fenns Lane, West End	-25	92
Land at Flexlands Farm, Station Road, Chobham	-25	92
Land North of Coleford Bridge Road, Mytchett	-29	94

Table N-4: Rejected Housing Sites

Location	Address
Bagshot	Knightsway & Portland House, Park Street
	Land at Lake/West House, Butler Road
	The Cedars, 2 High Street
	59 London Road
Bisley	Almac House, Church Lane
	Land at School Close, Bisley
	226 Guildford Road
Camberley	Land at Esher Road
	3 Fossewood Drive
	Land r/o 33-39 Wimbledon Road
	59-61 Cheylesmore Drive
	Land off Birch Close
	Peerless Site A, Kingston Road/Surbiton Road
Peerless Site Z, Mitcham Road	
Chobham	Land at 27-29 Turfhouse Lane
	Clearmount
	Round Pond Nursery, Windsor Road
Deepcut	Land adjacent Broomhurst, Guildford Road
Lightwater	Dunross Farm, Red Road
	Lakeview House, Lightwater Road
	Land r/o 164 MacDonald Road
Mytchett	Land South of Guildford Road
West End	Land at Birch Platt
	Land North of Ashley Way
	Land at Pond Inhams Farm, Birch Platt
	Land South of Brentmoor Road
	Bayfield Piggery, Lucas Green Road
	Allotments, Windlesham Road/Church Road
Rubicon & Dorna, Guildford Road	

Table N-5: Ranked Care/Nursing/Sheltered Accommodation Sites

Site	Score	Rank
21-23 York Road Camberley	37	1
83 College Ride, Bagshot	22	2
Dyckmore, Streets Heath, West End	18	3
Woodside Cottage, Bagshot	17	4
Salisbury Terrace, Mytchett	15	5
Round Pond Nursery, Windsor Road, Chobham	7	6
Grange Nurseries/No 11 Coleford Bridge Road and Linsford Bungalow, Mytchett	4	7
Flexlands Farm, Chobham	-9	8

Table N-6: Ranked Employment Sites

Site	Score	Rank
Notcutts Nursery, London Road, Bagshot	40	1
409 London Road & 9-13A Victoria Avenue, Camberley	38	2
Land at Half Moon Street, Bagshot	37	3
175 London Road, Bagshot	25	4
Gregory's Yard, Lucas Green Road, West End	21	5
Dyckmore, Streets Heath, West End	17	6
Pankhurst Farm, Bagshot Road, West End	16	7
Salisbury Terrace, Mytchett	15	8
Land rear of the Parade, Frimley	14	9
Grange Nurseries/No 11 Coleford Bridge Road and Linsford Bungalow, Mytchett	6	10
Land at Sturt Road Chord, Frimley Green	4	11
Land at Grove End, Bagshot	-3	12
Camberley Sewage Treatment Works	-4	13
West End Reserve Site	-6	14
Windlesham Reserve Site	-9	15

Table N-7: Ranked Retail Sites

Site	Score	Rank
Land at Half Moon Street, Bagshot	40	1
Notcutts Nursery, London Road, Bagshot	35	2
Land rear of the Parade, Frimley	17	3
Land at Sturt Road Chord, Frimley Green	1	4
West End Reserve Site	-6	5
Windlesham Reserve Site	-12	6

Table N-8: Ranked SANG Sites

Site	Score	Rank
Frimley Fuel Allotments, Old Bisley Road	34	1
St Catherine's Road, Frimley	34	1
Swift Lane, Bagshot	31	3
Heather Farm, Chobham	31	3
Bisley Common	28	5
Woodlands Lane, Windlesham	28	5
Little Heath Nursery, Chobham	26	7
Old House Lane, West End	26	7
Pankhurst Farm, West End	23	9

Table N-9: Additional Car Parking Site

Address	Summary Commentary
Land at Flexlands Farm, Station Road, Chobham	Positive on supporting vitality/viability of Chobham centre as well as supporting businesses and the rural economy. Negative effects are likely on flood risk, utilising PDL, soil quality, encouraging sustainable forms of transport, encouraging enjoyment of and maintaining/enhancing the quality of the Green Belt and water quality.

Table N-10: Deletion of Existing Housing Allocation Sites in Local Plan 2000

Address	Summary Commentary
83 College Ride, Bagshot	Deletion is likely to have significant positive effect on biodiversity, soil quality and on encouraging enjoyment of and maintaining the quality of the countryside. Significant negative effect is likely on meeting housing need.
Woodside Cottage, Bagshot	Deleting the site is likely to have significant positive effect on biodiversity and SPA as well as minor effects on maintaining soil quality. Negative effects are likely on meeting housing need and access to services.
Sergeants Mess, Bellew Road, Deepcut	Positive effect likely on meeting housing need as the site is allocated in the Core Strategy as part of the wider Princess Royal Barracks and identified as a new residential area in the adopted Deepcut SPD. Positive effects likely on utilising PDL, remediating land contamination, improving the quality of water resources as well as greenhouse gas emissions and increasing renewables.
Grange Nurseries/No 11 Coleford Bridge Road & Linsford Bungalow, Mytchett	Deletion of the site is likely to have significant positive effect on quality of the countryside, biodiversity and SPA as well as minor effects on maintaining soil quality. Negative effects are likely on meeting housing need and access to services.
Salisbury Terrace, Mytchett	Deletion of the site is likely to have significant positive effect on biodiversity and SPA as well as minor effects on maintaining soil quality. Negative effects are likely on meeting housing need and access to services.
Dyckmore, Streets Heath, West End	Deletion of the site is likely to have significant positive effect on biodiversity and SPA as well as minor effects on maintaining soil quality. Negative effects are likely on meeting housing need and access to services.
West End Reserve Site	Deletion of the site is likely to have significant positive effects on soil quality, ensuring protection of the SPA and biodiversity as well as maintaining/enhancing quality and enjoyment of the countryside. Negative effects are likely on meeting housing need and improving access to services.
Windlesham Reserve Site	Deletion of the site is likely to have positive effects on soil quality, ensuring protection of the SPA, biodiversity, maintaining/enhancing quality and enjoyment of the countryside. Negative effects are likely on meeting housing need.

Table N-11: Rejected Options

Option	Reason for Rejection
Do not prepare a Site Allocations LDD	This option was considered unreasonable as several adopted Core Strategy policies delegate decisions down to a Site Allocations LDD. Therefore successful delivery of the Core Strategy (and Local Plan as a whole) relies on a Site Allocations LDD.
No further development or consider lower development targets	This option was considered unreasonable as the Core Strategy already commits the Borough Council to a certain level of growth.
Exclude Gypsy, Traveller and Travelling Showpeople sites from a Site Allocations Document and consider in a separate document	This option was considered unreasonable as treating Gypsy, Traveller and Travelling Showpeople needs differently to the rest of the Borough population raises human rights issues.
Do not allocate sites for Gypsy, Traveller or Travelling Showpeople	This option was considered unreasonable as the Core Strategy already commits the Borough Council to make additional provision for Gypsy's and Traveller's and subject to a review of evidence Travelling Showpeople.
Consider housing sites within 400m of the SPA and which have no physical barrier between site and SPA	This option was considered unreasonable as net additional residential development within 400m of the Thames Basin Heaths SPA is considered to give rise to significant adverse effect on the SPA. As such, these sites would fail Habitats Regulations Assessment and are therefore unrealistic (See Table N-4). However, some of these sites are existing Local Plan 2000 allocations and therefore their deletion will be appraised along with an appraisal for alternative uses (See Tables N-5 to N-7).
Consider all housing sites irrespective of size	This option was considered unreasonable as it was not considered realistic or time/cost effective to appraise sites of less than 5 net units which in any event may not be allocated.
Delete Core Employment Areas and Re-designate for other uses	This option was considered unreasonable as Core Employment Areas are the focus for employment development within the Borough and are supported through Core Strategy Policy CP8.
Delete District & Local Centres and Neighbourhood Parades and Re-designate for other uses	Deleting District & Local Centres or Neighbourhood Parades was considered unreasonable given that these areas are the focus for local retail and/or community uses and are supported by Core Strategy Policy DM12
Delete all Urban Green Spaces	This option was considered unreasonable given that the majority of Urban Green Spaces still play an important function in terms of recreation/townscape/biodiversity and there support in Core Strategy Policy DM15. However, options to amend or delete some spaces have been considered.
Delete Sites of Nature Conservation Importance (SNCI)	SNCI play an important role in protecting habitat and biodiversity interests in the Borough and to delete sites is considered unreasonable given support from Core Strategy Policy CP14A.

Option	Reason for Rejection
Continue with housing allocation or re-designate for other uses Sergeants Mess, Bellew Road, Deepcut	Sergeants Mess site allocated for housing in the Local Plan 2000 under Policy H3, however, Core Strategy has now allocated the Princess Royal Barracks which encompasses the Sergeants Mess site. Further, the adopted Deepcut SPD identifies the Sergeants Mess site within a new residential area. As such to re-designate the site for other uses is considered unreasonable and potentially beyond the scope of the Document
Delete Saved Policy E6 (Employment Revitalisation Areas) but retain designation on Adopted Policies Map	Designations on the Adopted Policies Map should be supported by policy in the Local Plan. Therefore an option of maintaining a designation on a map without a policy is unreasonable.
Delete Policy E8 (Land at Half Moon St, Bagshot) but retain designation on Adopted Policies Map	For the same reasons as for Policy E6, this is considered to be an unreasonable option.

Mitigation & Monitoring

- 1.21 The Interim Report highlighted a number of recurrent themes which arose from the evaluation of each option considered. Even at this early stage of plan making it is possible to consider measures to either reduce negative or uncertain effects and to maximise positive effects. These proposed measures are set out in Table N-11.

Table N-12: Effects for Mitigation/Enhancement

Effect	Mitigation or Enhancement
Thames Basin Heaths SPA & Biodiversity	<p>Many of the are either uncertain or depend upon implementation. Local biodiversity will very much depend on individual site design and exploring opportunities for biodiversity gain which will remain project level concerns.</p> <p>For internationally designated sites such as the Thames Basin Heaths uncertainty is due to the absence of sufficient SANG to deliver avoidance for the Core Strategy housing target. In order to reduce the uncertainty of SPA impacts the Site Allocations Document will either have to ensure sufficient SANG is allocated to allow sites to come forward or allocate sites which can provide their own SANG.</p>
Use of Sustainable Materials in Development	<p>This will be an issue addressed at the project level. Guidance in the National Planning Policy Framework (NPPF) and Policies CP2 and DM7 of the Core Strategy will already act to reduce uncertainties and therefore no suggestions are made at this level of assessment for the Document.</p>
Impact on Countryside/Green Belt and use of Previously Developed Land	<p>Impact of development within countryside or Green Belt for sites where development already exists will depend upon the impact of existing development in comparison to that proposed. In most cases this will depend upon scale, layout and design which are project level matters and therefore uncertainty will remain although Policy DM9 of the Core Strategy should reduce this.</p> <p>For undeveloped sites within open countryside/Green Belt areas or sites where additional development is proposed beyond that which already exists, development will have significant negative effects on landscape and visual amenity as well as urbanising impacts and land take. Mitigating these effects as fully as possible will mostly depend on project details such as scale, layout, landscaping and design issues although Policies CP1, DM5, DM6 and DM9 of the Core Strategy should help to reduce negative effects.</p> <p>However, in terms of actions the Document can take and unless wider sustainability objectives prevail, reducing negative effects on countryside/Green Belt should only allocate sites in countryside/Green Belt areas if required to meet Core Strategy targets, allocate PDL sites first and phase sites back to the longer term. This approach would be consistent with Core Strategy Policy CP3. If sites in open countryside/Green Belt are required to deliver Core Strategy targets, negative effects could be further reduced by allocating those sites which act as urban extensions ahead of sites within the open countryside. As such the Document should consider how allocations will be phased and which sites/locations prioritised.</p>
Waste	<p>Uncertain effects arise on waste, especially where one use of development would be replaced by another i.e. employment with residential which would lead to a change in waste streams and volumes. This uncertainty is likely to be reduced at the project level stage when development should consider how it integrates waste measures on site. As such, the uncertainty is unlikely to be reduced at this stage of assessment although Policy DM9 of the Core Strategy should help to reduce uncertain effects.</p>
Flood Risk & Water Quality	<p>Negative effects on flood risk and associated negative effect on water quality can be reduced through use of Flood Risk Assessments (FRA) and Sustainable Drainage Systems (SuDS) however these are</p>

Effect	Mitigation or Enhancement
	<p>likely to be through project level assessments. However policies CP2 and DM10 of the Core Strategy should aid in reducing negative effects.</p> <p>Nevertheless, the Document can reduce negative effects further by prioritising sites with lowest flood risk in line with a sequential approach advocated by both the NPPF and Core Strategy Policy DM10.</p>
Crime & Design	Effects on crime & design will be considered by individual projects at the design stage. As such, the uncertainty is unlikely to be reduced at this level of assessment although Policy DM9 of the Core Strategy should help to reduce uncertainties.
Greenhouse gas emissions	<p>Negative effects on greenhouse gas emissions are likely where an intensification of development is likely to occur, especially on greenfield sites with no previous development. Negative effects are likely to be reduced through the use of sustainable design which is a project level consideration and will be aided by Policies CP2 and DM7 of the Core Strategy.</p> <p>However, the Document can mitigate negative effects itself by prioritising sites where older building stock would be replaced with newer more efficient buildings. Prioritising those sites which would have the least increase in CO₂ emissions would also help to reduce negative effects.</p>
Heritage Assets	Uncertain effects on heritage assets are likely to be reduced through project level considerations and are unlikely to be reduced at this stage of assessment. Policies DM9 and DM17 of the Core Strategy should help to reduce these uncertainties.
Loss of Employment & Impact to Business	Potential loss of employment sites to other uses are likely to have negative effects on employment and business in general. The DPD can reduce these negative effects by not allocating those sites which are key to delivering employment and economic growth in the Borough or by allocating mixed use sites which retain an element of economic use.
Transport & Accessibility to Services	Negative effects are likely for those sites/locations which are not situated close to or within areas served by a host of service provision or where these are not accessible by a range of public transport including cycling and walking. Policies CP1, CP2 and CP11 of the Core Strategy should help to reduce these negative effects but the Document could help to reduce effects further by prioritising sites within locations served by a range of services and accessible public transport facilities.

- 1.22 The effects of implementing the Site Allocations Document will be monitored on an annual basis and reported in the Surrey Heath Authorities Monitoring Report as appropriate. The monitoring indicators will be confirmed within a Sustainability Statement which will accompany adoption of the Site Allocations Document, however, prior to this some suggestions for monitoring the sustainability effects of the Document are as follows:-

Potential Monitoring Indicators

- New & Converted dwellings on Previously Developed Land (PDL);
- Percentage of dwelling completions within 5 minute walk time or 400m walking distance of designated employment area, retail centre, GP, Hospital, Primary School, Secondary School or Major Health Centre;
- Number of dwellings completed by settlement location;
- Managed delivery target;
- Net additional pitches for Gypsy & Traveller Accommodation;
- Amount of land designated as SANG;
- Employment land available.

Next Stages

- 1.23 Consultation on the Sustainability Appraisal Interim Report will run from 28th March 2013 to 26th May 2013. Any comments submitted which require changes to the Interim Report will be incorporated in the next iteration of the Sustainability Appraisal which will be published alongside the Site Allocations Document Preferred Options which is scheduled for consultation later in 2013.



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