



Surrey Heath Borough Council Local Development Framework 2011-2028

**Core Strategy & Development Management Policies
Development Plan Document**

Post Adoption Sustainability Appraisal Statement

Including details pursuant to Article 9(b) on the Assessment of the Effects of Certain Plans and Programmes on the Environment (Directive 2001/42/EC) and Section 16 (3) & (4) of the Environmental Assessment of Plans and Programmes Regulations 2004

February 2012

1. Introduction

- 1.1 The Surrey Heath Core Strategy & Development Management Policies Development Plan Document (DPD) was adopted by Surrey Heath Borough Council on 1st February 2012 following its finding of soundness by an Independent Inspector. The Inspector's Report can be found on the Borough Council's web-site at: <http://www.surreyheath.gov.uk/planning/planningpolicyandconservation/corestrategyexamination.htm>
- 1.2 The Core Strategy and Development Management Policies DPD was subject to Sustainability Appraisal (SA) as required by the Planning & Compulsory Purchase Act 2004. The SA considered the social, economic and environmental effects of the Core Strategy and incorporated the requirements for Strategic Environmental Assessment (SEA) under the EU SEA Directive¹ (2001/42/EC) and the UK SEA Regulations 2004².
- 1.3 Both Directive 2001/42/EC and the SEA Regulations require production of a post adoption statement which includes: -
- (a) How environmental considerations have been integrated into the plan or programme;
 - (b) How the environmental report has been taken into account;
 - (c) How opinions expressed and results of public consultation have been taken into account;
 - (d) The reasons for choosing the plan as adopted, in light of the other reasonable alternatives dealt with;
 - (e) The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan.
- 1.4 The Planning Advisory Service (PAS) Plan Making Manual also advises that a post adoption statement should be produced with respect to how SA has been taken into account in the same way as SEA. Therefore in this statement points a) to e) apply equally to SA as they do to SEA. Where this statement mentions SA in Sections 2 and 3, this should be read as the SA incorporating SEA. Points a) to d) are considered in Section 2 with monitoring arrangements set out in Section 3. In some cases this statement refers to other documents which contain further detail and which can be found on the Borough Council's web-site. These documents were Core Documents submitted as evidence to support the Core Strategy at independent examination. The Core Document Library can be accessed on the Council's web-site at: <http://www.surreyheath.gov.uk/planning/planningpolicyandconservation/corestrategyexamination.htm>

¹ Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment

² The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 1633)

2. The Core Strategy and Development Management Policies DPD and SA

- 2.1 The Core Strategy & Development Management Policies DPD has been subject to several stages of consultation with both statutory and non-statutory consultees as well as members of the public. Consultation also took place on the Sustainability Appraisal Reports which accompanied each stage of plan making.

Sustainability Appraisal Scoping Stage

- 2.2 In 2004/2005 the Borough Council undertook a scoping assessment as part of the commencement of work on its Local Development Framework. The scoping assessment is the first stage of SA/SEA and set out the current social, economic and environmental baseline and trends in the Borough as well as relevant plans, policies and programmes at an international, national, regional and local level and key sustainability issues facing the Borough (including key environmental problems).
- 2.3 The scoping report also identified the sustainability framework which would be used to assess the sustainability performance of future plans and programmes. The scoping report was open to consultation between 11th October 2004 to 10th November 2004 and a final version published in March 2005 (Core Document CD/SHBC/2/05). The final scoping report of March 2005 contains a section (pages 1-7 to 1-13) which summarises all responses to the earlier consultation exercise and how any comments were dealt with.

Core Strategy & Development Management Policies Options 2008

- 2.4 The Borough Council published a Core Strategy & Development Management Policies Options Document in 2008 (Core Document CD/SHBC/2/01) which was open to public consultation from 29th September 2008 to 10th November 2008. The options were derived from a mixture of previously aborted DPDs (Core Strategy, Housing Needs and Development Control Policies), updated evidence base studies and changing national policies and land supply issues.
- 2.5 Accompanying the Options Document was an Interim Sustainability Appraisal (ISAR) (Core Document CD/SHBC/2/02). The ISAR was open to consultation at the same time as the Options Document to statutory and non-statutory consultees as well as members of the public.
- 2.6 The Options document set out all the options (alternatives) that the Borough Council considered including for the Core Strategy Vision and Objectives. The ISAR assessed each of the options against the sustainability framework identified in the 2005 scoping report (Section 4 and Appendices 2 & 3 of the ISAR) and identified which of the options were the most sustainable. The ISAR also set out potential significant effects indicators which could be used for monitoring.
- 2.7 Based on the appraisal of options in the ISAR, the Options document highlighted a preferred policy approach, justification for why other options were rejected and also welcomed comments on whether any other options should be considered. Appendix 5 of the ISAR also sets out the Borough Council's justification for its preferred approaches and rejection of alternatives. In this way the ISAR informed the Council's consideration of which options to take forward into detailed policies and which to reject in the main, based upon their sustainability (and environmental) performance. As such sustainability and environmental considerations were integrated into the Core Strategy & Development Management Policies DPD at an early stage of plan making.

- 2.8 Comments received on the Options Document and the ISAR can be found on the Borough Council's website at:
<http://www.surreyheath.gov.uk/planning/planningpolicyandconservation/CoreStrategyPreviousConsultations.htm>
- 2.9 A number of comments received included suggestions for additional options. Where these were considered to form 'reasonable alternatives' they were appraised in the same way as the Options Document and published in subsequent versions of SA (May 2011). Further, where additional options arose due to updated evidence, these too were appraised and published in subsequent SA reports (May 2011). Further detail on early consultation can be found in Section 4 of the Final SA Report dated May 2011 (Core Document CD/SHBC/2/07).

Suitable Alternative Natural Green Space (SANG) Issues and Options Consultation

- 2.10 As an addition to the Options Document of 2008, the Borough Council considered it necessary to consult on further options specifically related to the provision of Suitable Alternative Natural Green Space (SANG). The SANG Issues and Options consultation set out a number of alternative approaches to securing SANG in the Borough and was open to consultation from 4th January 2010 to 15th February 2010. The Issues and Options document was accompanied by an SA Report (Core Document CD/SHBC/2/04) and the options were appraised against the same sustainability framework as the 2008 options document. Appendix 1 of the SANG Issues and Options SA Report sets out the justification for which options were preferred and which options were rejected. This can also be found in Section 4 and Appendix 5 of the Final SA Report dated May 2011 (Core Document CD/SHBC/2/07).

Pre-Submission Core Strategy

- 2.11 The Sustainability Appraisal Report of July 2010 (Core Document CD/SHBC/1/02) appraised the individual policies of the Core Strategy & Development Management Policies DPD as well as its cumulative effects. The SA considered the wording of each policy and where necessary set out potential measures to mitigate adverse effects or enhance beneficial ones.
- 2.12 In formulating the final policy wording for the pre-submission version of the DPD the Borough Council had regard to the SA Report. The Borough Council's response in terms of how it took account of the findings of SA and integrated sustainability/environmental considerations into the pre-submission DPD can be found in Section 19 of the SA Report dated July 2010 which is repeated in Section 20 of the May 2011 SA Report (Core Document CD/SHBC/2/07).
- 2.13 The Pre-Submission Core Strategy & Development Management Policies DPD along with the accompanying SA Report were open to consultation with statutory and non-statutory consultees and members of the public between 6th August 2010 to 24th September 2010. Comments received on the DPD and the SA Report are available to view in Core Document CD/SHBC/1/05.

Further Changes to the Core Strategy & Development Management Policies DPD

- 2.14 The examination in public (EiP) of the Core Strategy & Development Management Policies DPD was held by an independent inspector between 15th February 2011 and 23rd February 2011. At the end of the hearing sessions the Inspector raised concerns as to the soundness of the DPD regarding a number of issues.

- 2.15 The examination was suspended in order to allow the Borough Council to carry out further work on housing numbers and Camberley Town Centre. The Borough Council took this opportunity to publish a revised SA Report dated May 2011, which is the final SA Report (Core Document CD/SHBC/2/07). The appraisal of the revised policies on housing numbers and Camberley Town Centre are included in Section 20 of the Final SA Report of May 2011.
- 2.16 The revised policies on housing numbers and Camberley Town Centre and the revised SA Report were open to consultation with statutory and non-statutory consultees as well as members of the public from 30th May 2011 to 11th July 2011. Comments received with respect to the revised policies and revised SA Report can be found in Core Document CD/SHBC/1/05b.
- 2.17 Section 4 and appendices 2-5 of the Revised SA Report clearly sets out all the options and alternatives that the Borough Council considered in forming the plan as adopted. This includes a justification for why certain options were preferred and taken forward for policy development and why other options were rejected.

3. Monitoring Sustainability & Environmental Effects

- 3.1 The SA Reports of June 2010 and May 2011 set out possible indicators for monitoring the sustainability and environmental effects of the Core Strategy & Development Management Policies DPD (Section 21 of both SA reports). Many of these indicators informed the monitoring framework in Appendix 3 of the DPD as appropriate. Reporting of sustainability and environmental effects will take place annually and the results published in the Council's Annual Monitoring Report (AMR). The sustainability and environmental effects indicators which will be monitored through the DPD monitoring framework and published in the AMR are set out in Table 3-1.
- 3.2 The DPD monitoring framework also sets out a number of sustainability or environmental effects indicators which are monitored through other mechanisms such as the Borough Council's corporate monitoring. These indicators are set out in Table 3-2.

Table 3-1 Monitoring Indicators & Targets for Sustainability and Environmental Effects

Indicator	Target	Reporting	Lead Agency	Delivery Mechanism
Carbon Dioxide Emissions (tonnes per annum)	Reduce CO ₂ emissions by 34% below 1990 levels by 2020 1990 baseline = 670 tonnes	AMR	SHBC, SCC	Surrey Climate Change Partnership Development Management Process
Number of buildings permitted to prescribed standards for energy and water efficiency and number of buildings permitted which exceed prescribed standards for energy and water efficiency	100% of buildings to be constructed to prescribed standards	AMR	SHBC	Development Management Process Site Allocations DPD
Renewable Energy Generation	No Target	AMR	SHBC	Development Management Process Site Allocations DPD
New & converted dwellings on PDL within plan period	Achieve 60% of all new & converted dwellings on PDL	AMR	SHBC	Development Management Process Site Allocations DPD
Number of dwellings completed by settlement	Achieve percentage of completions in line with housing distribution targets	AMR	SHBC	Development Management Process Site Allocations DPD
Number of rural exception dwellings completed by location: - Within AMR year - Within Plan Period	No target	AMR	SHBC	Development Management Process Site Allocations DPD
Gross affordable housing completions and number of net completions as a percentage of total housing completions	Achieve 35% of projected annual housing requirement as affordable, 17.5% as intermediate and 17.5% as social rented	AMR	SHBC	SHBC Housing Strategy Development Management Process Site Allocations DPD
Percentage of affordable and market units completed by type and size	Aim to achieve 1 bed dwellings 10% market, 20% intermediate, 35% social	AMR		SHBC Housing Strategy Development Management

	rented. 2 bed dwellings 40% market, 40% intermediate, 30% social rented. 3 bed dwellings 40% market, 40% intermediate, 20% social rented. 4+ bed dwellings 10% market, 15% social rented			Process Site Allocations DPD
Net additional pitches for Gypsy & Traveller accommodation	19 Gypsy & Traveller pitches by 2027	AMR	SHBC	Development Management Process Site Allocations DPD
Percentage of dwellings or B Class floorspace completed within 400m or 5 min walk time of a half hourly bus service in urban areas and within 800m or a 10 min walk time of an hourly bus service in rural areas over plan period	To achieve 80% of all development	AMR	SHBC	Development Management Process Site Allocations DPD
Percentage of dwellings or B Class floorspace completed within a 10 min walk time or 800m of rail service over plan period	To achieve 50%	AMR	SHBC	Development Management Process Site Allocations DPD
Percentage of dwelling completions within 5 min walk time or 400m walking distance of a designated employment area, retail centre, GP, hospital, primary school, secondary school or major health centre	Aim to achieve 60% across all categories	AMR	SHBC	Development Management Process Site Allocations DPD
Change in area of biodiversity importance	Maintain 100% land area of all designated sites	AMR	SHBC, Natural England, Surrey Wildlife Trust	Development Management Process Site Allocations DPD
Condition Status of SPA, SAC and SSSI's	Target set by Natural England	AMR	Natural England & Landowners	Stewardship agreements
Visitor number surveys for SPA/SAC	No increase in visitor numbers over plan period	AMR	SHBC, Natural England, Surrey Wildlife Trust	Strategic Access Management and Monitoring Project

Condition status of SNCI's and LNR's	Maintain 100% of local sites in favourable condition over plan period	AMR	SHBC, SCC, Surrey Wildlife Trust	SNCI review
Amount of land (ha) implemented as SANGs: - During AMR year During Plan Period	8ha per 1000 net new population	AMR	SHBC, Natural England, Surrey Wildlife Trust	Thames Basin Heaths Delivery Framework Site Allocations DPD
Amount of open space or recreational areas within urban areas and rural settlements lost to other uses: - During AMR year During Plan period	Aim to achieve no greater loss than 10% over plan period	AMR	SHBC	Development Management Process Site Allocations DPD
Amount of new open space provided on major housing development (ha): - During AMR year During Plan Period	Achieve open space standards on major sites	AMR	SHBC	Development Management Process Site Allocations DPD
Total floorspace for community and cultural facilities gained or lost by type: - During AMR year During Plan Period	No target	AMR	SHBC	Development Management Process Site Allocations DPD
Amount of land in Surrey Heath designated as settlement, countryside beyond the Green Belt or Green Belt	Achieve no net loss of Green Belt land	AMR	SHBC	Development Management Process Site Allocations DPD
Number of planning permissions granted contrary to Environment Agency advice on flooding and water grounds	0% of applications to be granted contrary to EA advice	AMR	SHBC, EA	Development Management Process Site Allocations DPD
Percentage of units in A1 retail use in: - Bagshot Primary Shopping Area Bagshot Secondary Shopping Frontage Frimley Primary Shopping Area Frimley Secondary Shopping Frontage	Maintain or achieve 75% of units as A1 in primary shopping areas and 50% of units as A1 in all other frontages	AMR	SHBC	Development Management Process Site Allocations DPD
Number of buildings and structures maintained, added or deleted from the local list	No target – contextual	AMR	SHBC, SCC	Updates to list of locally listed buildings

Table 3-2: Monitoring Indicators and Targets for Sustainability and Environmental Effects (Non AMR)

Indicator	Target	Reporting	Lead Agency	Delivery Mechanism
Number of housing registry applications received	No target	SHBC Corporate monitoring	SHBC	SHBC Housing Strategy
Violent Crime per 1,000 population	No target	SHBC Corporate Monitoring	SHBC, Surrey Police	
Percentage of waste sent for reuse, recycling and composting	40% of all waste reused, recycled or composted pa	SHBC Corporate Monitoring	SHBC	Surrey Waste Strategy