

## SPELTHORNE BOROUGH LOCAL PLAN

### ENVIRONMENTAL APPRAISAL

#### 1.0 INTRODUCTION

- 1.1. The Government has made clear its intention to work towards ensuring that development and growth are sustainable. Development plans are seen as having a key role in ensuring that future generations are not denied the best of today's environment. PPG12 requires local authorities to have regard to environmental considerations in plan preparation and environmental appraisal is an essential process in the preparation of development plans.
- 1.2. In order to assist local authorities in the task of environmental appraisal the Government published, in 1993, a good practice guide (Environmental Appraisal of Development Plans). The guide sets out a framework for building appraisal into the plan making process, together with the tools and techniques required.
- 1.3. The environmental appraisal has been applied to all the policies and proposals in the Plan during the preparation process. The purpose of the appraisal has been:-
  - a) to examine the environmental effects of the policies and proposals in a systematic and structured way.
  - b) to assist in the formulation of policies and to test these against the objectives of the Plan.
  - c) to allow those using the Plan to understand how the policies have had regard to environmental matters.
- 1.4. This appraisal is not a formal part of the Local Plan itself and is included as an Appendix to the Plan for information only.

#### 2.0 METHOD

- 2.1. The first stage of the appraisal process involved a check on the environmental content of the Plan having regard to Government circulars and PPG's as well as the framework set by the Structure Plan. The second stage involved examining the policies of the Plan and assessing their likely impact on the 'environmental stock'. For the purpose of this appraisal the fifteen criteria set out in the good practice guide have been used to define the environmental stock and against which the policies were assessed. The criteria are set out in Table 1 and include the broad categories of environmental impacts; global sustainability, natural resources and local environmental quality.
- 2.2. Each policy and proposal has then been assessed against the criteria by reference to the questions set out in the following sections, using one of six symbols to indicate the likely impact. The impacts range from, no impact, through beneficial, to adverse.

# APPENDIX 1 (Environmental Appraisal - Policies)

## IMPACT SYMBOLS

\* No relationship or insignificant impact

/? Likely but unpredictable beneficial impact

/ Significant beneficial impact

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CRITERIA  POLICIES		GLOBAL SUSTAINABILITY						NATURAL RESOURCES				LOCAL ENVIRONMENTAL QUALITY				
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		Transport energy: Efficiency: Trips	Transport energy: Efficiency: modes	Built Environment: Energy Efficiency	Renewable Energy Potential	Rate of CO2 "fixing"	Wildlife habitats	Air Quality	Water conservation and quality	Land and soil quality	Minerals conservation	Landscape and open land	Urban Environment: "liveability"	Cultural heritage	Public Access and open space	Building quality
GB1	GREEN BELT PERMANENCE	?	*	*	?	*	*	*	?	?	*	/	/?	*	/?	*
GB2	RESIDENTIAL EXTENSIONS	*	*	*	*	*	*	*	*	*	*	/	?	/?	?	/?
GB3	AGRICULTURAL DWELLINGS	?	?	*	*	*	*	*	*	?	*	?	?	*	*	*
GB4	RE-USE OF BUILDINGS	*	*	?	*	*	*	*	*	*	*	/?	?	/?	*	/?
GB5	RECREATION	?	?	*	*	*	?	*	*	/	?	/?	?	*	/?	*
GB6	HORSE KEEPING	*	*	*	*	*	*	*	*	*	*	/?	*	*	*	*
RU1	LANDSCAPE PROTECTION	*	*	*	*	/	/	/?	?	/	*	/	/	/	/	*
RU2	SPECIAL CHARACTER	*	*	*	*	?	/?	/?	/?	/	*	/	/	/	/	*
RU3	LANDSCAPE IMPROVEMENT	*	*	*	*	*	/?	/?	/?	/?	*	/	/	/	/	*
RU4	LANDSCAPE SCHEMES	*	*	*	*	/?	/?	/?	/?	/?	*	/	/	/	/	*
RU5	RIVER CORRIDORS	*	*	*	*	/?	/?	/?	/?	/?	*	/	/	/	/	*
RU6	RIVER THAMES VIEWS	*	*	*	*	*	*	*	*	*	*	/	/	/	/	*
RU7	THAMES AREA OF SPECIAL CHARACTER	*	*	*	*	*	?	*	?	*	*	/	/	/	/	*
RU8	PLOTLAND AREAS	*	*	*	*	*	*	*	*	*	*	/?	?	/?	*	/?
RU9	WATER AREAS	*	*	*	*	*	/	*	/	*	*	/	/?	?	/	*
RU10	SSSIs ETC	*	*	*	*	*	/	*	*	*	*	/?	?	/?	?	*

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RU11	SNICs	*	*	*	*	*	/	*	*	*	*	/?	?	/?	?	*
RU12	FEATURES & CORRIDORS	*	*	*	*	*	/	*	*	*	*	/	/	*	*	*
RU13	PROTECTED SPECIES	*	*	*	*	*	/	*	*	*	*	*	*	*	*	*
RU14	DEVELOPMENT OF SITES	*	*	*	*	*	/	*	*	*	*	/	/	*	*	*
RU15	PROMOTING CONSERVATION	*	*	*	*	*	/	*	*	*	*	/	/	*	/	*
RU16	COMMON LAND	*	*	*	*	*	/	*	*	*	*	/	/	/	/	*
RU17	TREE PLANTING	*	*	*	*	/	/	/	*	*	*	/	/	*	*	*
RU18	TREE SURVEYS	*	*	*	*	/	/?	*	*	*	*	/	/	*	*	*
RU19	TREE PRESERVATION ORDERS	*	*	*	*	/	/?	*	*	*	*	/	/	*	*	*
RU20	AGRICULTURAL LAND	*	*	*	*	*	*	*	*	/	*	/?	*	*	*	*
RU21	DIVERSIFICATION	*	*	*	*	*	*	*	*	/	*	/?	*	*	*	*
RU22	MINERAL WORKING	*	*	*	*	/?	/?	?	/?	/	?	/	/?	*	/	*
RU23	COLNE VALLEY PARK	*	*	*	*	/?	/	/?	*	*	*	/	/	/	/	*
BE1	NEW DEVELOPMENT	/?	/?	/?	/?	?	?	*	/?	?	*	/?	/?	?	*	/?
BE2	BUILDING HEIGHT	*	*	*	*	*	*	*	*	*	*	/?	/?	*	*	/?
BE3	WORKS OF ART	*	*	*	*	*	*	*	*	*	*	*	/?	/?	*	*

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BE4	LIGHTING	*	*	/?	*	*	*	*	*	*	*	/?	/?	*	?	?
BE5	RESIDENTIAL AMENITY	*	*	*	*	*	*	*	*	*	*	/?	/	*	*	/
BE6	DWELLING SEPARATION	*	*	*	*	*	*	*	*	*	*	/?	/	*	?	/
BE7	PITCHED ROOFS	*	*	*	*	*	*	*	*	*	*	*	/	*	*	/
BE8	DORMER EXTENSIONS	*	*	*	*	*	*	*	*	*	*	*	/	*	*	/
BE9	RESTRICTION OF PD RIGHTS	*	*	*	*	*	*	*	*	*	*	/	/	*	*	*
BE10	NEW DEVELOPMENT ACCESS	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
BE11	PARKING PROVISION	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
BE12	ANNEXE ACCOMMODATION	*	*	*	*	*	*	*	*	*	*	*	/?	*	*	*
BE13	FLAT CONVERSIONS	*	*	*	*	*	*	*	*	*	*	*	/?	*	*	/?
BE14	OPEN SPACE PROTECTION	/?	*	*	*	/?	/?	/?	*	/?	*	/?	/?	*	/	*
BE15	OPEN SPACE IN HOUSING	*	*	*	*	/?	/?	/?	*	/?	*	/?	/?	*	/	*
BE16	SHOP FRONTS	*	*	*	*	*	*	*	*	*	*	*	/?	/	*	/?
BE17	SHOP SHUTTERS	*	*	*	*	*	*	*	*	*	*	*	/?	/	*	*
BE18	ADVERTISEMENTS	*	*	*	*	*	*	*	*	*	*	*	/	/	*	*
BE19	LISTED BUILDING SIGNS	*	*	*	*	*	*	*	*	*	*	*	*	/	*	*
BE20	LISTED BUILDINGS	*	*	*	*	*	*	*	*	*	*	*	/	/	*	/

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BE21	BUILDINGS OF LOCAL INTEREST	*	*	*	*	*	*	*	*	*	*	*	/	/	*	/
BE22	CONSERVATION AREAS	?	?	*	*	*	*	*	*	*	*	/?	/?	/	/	/
BE23	ACCESS TO RIVERSIDE	*	*	*	*	*	*	*	*	*	*	*	?	?	/	*
BE24	ANCIENT MONUMENTS	*	*	*	*	*	*	*	*	*	*	/	*	/	*	*
BE25	ARCHAEOLOGICAL POTENTIAL	*	*	*	*	*	*	*	*	*	*	*	*	/	*	*
BE26	ARCHAEOLOGICAL REMAINS	*	*	*	*	*	*	*	*	*	*	*	*	/	*	*
BE27	HISTORIC LANDSCAPES	*	*	*	*	*	*	*	*	*	*	/	/?	/	/	*
BE28	CRIME PREVENTION	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
BE29	FLOOD PROTECTION	*	*	*	*	*	*	*	*	*	*	?	?	*	*	?
BE30	WATER QUALITY	*	*	*	*	*	*	*	/	/	*	/?	/?	*	*	*
BE31	NOISE AND VIBRATION	*	*	*	*	*	*	*	*	*	*	*	/	*	*	/
BE32	SOUND ATTENUATION	*	*	*	*	*	*	*	*	*	*	*	/	*	*	/
BE33	STANWELL MOOR HOUSING	*	*	*	*	*	*	*	*	*	*	*	/?	*	*	*
BE34	HAZARDOUS DEVELOPMENT	*	*	*	*	*	*	*	*	*	*	*	/?	*	*	*
BE35	PUBLIC UTILITIES	*	*	*	*	*	*	*	*	*	*	/	/	/?	*	*
BE36	TELECOMMUNICATIONS	*	*	*	*	*	*	*	*	*	*	/?	/?	/?	*	*
BE37	RECYCLING	*	*	*	*	*	*	*	*	/?	/	*	?	*	*	*

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BE38	RENEWABLE ENERGY	*	*	*	/	*	*	/	*	*	*	*	*	*	*	*
H1	LAND FOR HOUSING	?	*	?	*	*	*	*	*	*	?	?	?	*	?	?
H2	HOUSING DEVELOPMENT	?	?	?	*	*	*	*	*	*	?	?	/?	*	?	?
H3	LOSS OF RESIDENTIAL	?	?	*	*	*	*	*	*	*	*	*	/?	*	*	/
H4	MIXED RESIDENTIAL DEVELOPMENT	?	*	*	*	*	*	*	*	*	*	*	/?	*	*	/?
H5	DWELLING TYPES	*	*	*	*	*	*	*	*	*	*	*	?	*	*	?
H6	AFFORDABLE HOUSING	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
H7	ACCESSIBLE HOUSING	*	*	*	*	*	*	*	*	*	*	*	/	*	*	/?
H8	SHELTERED HOUSING	*	*	*	*	*	*	*	*	*	*	*	/	*	*	/?
H9	MOBILE HOMES	*	*	*	*	*	*	*	*	*	*	?	/?	*	*	?
H10	GIPSY SITES	*	*	*	*	*	*	*	*	*	*	/?	/?	*	*	*
H11	TRAVELLING SHOWPEOPLE	*	*	*	*	*	*	*	*	*	*	/?	/?	*	*	*
EM1	EMPLOYMENT DEVELOPMENT	/?	/	*	*	*	*	*	*	*	*	*	/?	*	*	?
EM2	LAYOUT AND DESIGN	?	?	?	*	*	*	*	*	*	*	*	?	*	*	/
EM3	BUSINESS IMPACT	?	*	*	*	*	*	*	*	*	*	*	/?	*	*	?

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EM4	BUSINESS IN STAINES	/?	/?	*	*	*	*	*	*	*	*	*	/?	*	*	*
EM5	BUSINESS OTHER CENTRES	?	?	*	*	*	*	*	*	*	*	*	/?	*	*	*
EM6	MIXED USES AND OFFICES	?	*	*	*	*	*	*	*	*	*	*	/?	*	*	/?
EM7	SMALL BUSINESSES	?	*	*	*	*	*	*	*	*	*	*	/?	*	*	/?
A1	HEATHROW DEVELOPMENT	/?	*	*	*	*	*	?	*	*	*	*	/?	*	*	*
A2	AIRPORT-RELATED DEVELOPMENT	/?	*	*	*	*	*	*	*	/	*	/	*	*	*	*
A3	AIRCRAFT NOISE	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
A4	AIRPORT SAFETY	*	*	*	*	*	*	*	*	*	*	*	/?	*	*	*
A5	HELICOPTERS	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
S1	RETAIL CENTRES	/?	/?	*	*	*	*	*	*	*	*	*	/	*	/?	/?
S2	STAINES TOWN CENTRE	/?	/?	*	*	*	*	?	*	*	*	*	/	/	*	/
S3	STAINES RETAIL LOSS	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
S4	ASHFORD RETAIL LOSS	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
S5	SUNBURY CROSS CENTRE	?	?	*	*	*	*	*	*	*	*	*	/?	*	*	/?
S6	SUNBURY CROSS RETAIL LOSS	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*

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S7	SHEPPERTON RETAIL LOSS	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
S8	OUT-OF-TOWN RETAIL	/	/	*	*	*	*	/?	*	*	*	/?	/?	/?	*	/?
S9	LOWER SUNBURY RETAIL LOSS	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
S10	LOCAL LOSS OF RETAIL	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
S11	NON RETAIL DEVELOPMENT	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
S12	NON RETAIL DISPLAYS	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
S13	RESTAURANTS/TAKE AWAYS	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
S14	AMUSEMENT CENTRES	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
S15	FARM SHOPS & NURSERIES	?	?	*	*	*	*	*	*	?	*	?	?	*	*	*
S16	GARDEN CENTRES	?	?	*	*	*	*	*	*	*	*	/?	*	*	*	*
M1	DEMAND FOR CAR TRAVEL	/	/	*	*	*	*	/?	*	*	*	/	/	*	*	*
M2	STAINES STATION	/?	/	*	*	*	*	*	*	*	*	*	/	*	*	*
M3	CAR PARKING IN STAINES	x?	x?	*	*	*	*	/?	*	*	*	*	*	*	*	*
M4	PARKING PRIORITY	x?	x	*	*	*	*	x	*	*	*	*	/?	*	*	*
M5	NEW DEVELOPMENT	/?	/?	*	*	*	*	?	*	*	*	*	*	*	*	*
M6	HIGHWAY ACCESS SAFETY	*	*	*	*	*	*	*	*	*	*	*	/?	*	*	*

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M7	MOTORWAY SERVICE AREAS	*	*	*	*	*	*	*	*	/	?	/?	*	*	*	*
M8	PARKING STANDARDS	x?	x?	*	*	*	*	x?	*	*	*	*	?	*	*	*
M9	COMMUTED PARKING PAYMENTS	/?	/?	*	*	*	*	*	*	*	*	*	/?	*	*	*
M10	HEAVY GOODS VEHICLES	/?	?	*	*	*	*	/?	*	*	*	*	/	/?	*	*
M11	HGV OPERATING CENTRES	?	?	*	*	*	*	/?	*	*	*	/?	/?	*	*	*
M12	HIGHWAY IMPROVEMENTS	x?	x?	*	*	*	*	/?	*	*	*	*	/	*	*	*
M13	CYCLING	/	/	*	*	*	*	/	*	*	*	*	/	*	*	*
M14	PUBLIC TRANSPORT	/	/	*	*	*	*	/?	*	*	*	*	/	*	*	*
M15	RAIL ACCESS TO HEATHROW	/	/	*	*	*	*	?	*	*	*	*	*	*	*	*
SC1	SOCIAL NEEDS	?	*	*	*	*	*	*	*	*	*	*	/	*	*	*
SC2	SPECIFIC FACILITIES	?	*	*	*	*	*	*	*	*	*	*	/?	*	*	*
SC3	ACCESSIBILITY	*	?	*	*	*	*	*	*	*	*	*	/	*	/	/
SC4	HEALTH CARE	?	?	*	*	*	*	*	*	*	*	*	/?	*	*	*
SC5	CHILD CARE FACILITIES	?	?	*	*	*	*	*	*	*	*	*	/?	*	*	*
SC6	RESIDENTIAL HOMES	?	?	*	*	*	*	*	*	*	*	*	/?	*	*	?
R1	OPEN SPACE STANDARDS	*	*	*	*	*	*	*	*	?	*	/?	/?	*	/	*

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R2	RECREATION VALUE LOSS	*	*	*	*	*	*	*	*	?	*	/?	/?	*	/	*
R3	RIVERSIDE COMMERCIAL	*	*	*	*	*	*	*	*	*	*	*	/?	/?	*	?
R4	HIRE BASES	*	*	*	*	*	*	*	*	*	*	/	/	*	*	*
R5	MOORINGS	*	*	*	*	*	/	*	*	*	*	/	/	*	*	*
R6	SLIPWAYS	/	*	*	*	*	*	*	*	*	*	*	/	*	*	*
R7	WATER RECREATION	*	*	*	*	*	/?	*	?	*	*	/?	/?	*	/?	*
R8	MOTOR SPORTS	?	*	*	*	*	/?	*	*	*	*	/?	*	*	/?	*
R9	RIGHTS OF WAY	*	*	*	*	*	*	*	*	*	*	*	/	*	/	*
R10	GOLF COURSES	*	*	*	*	/?	/?	*	x?	/	*	/	*	*	/	*
R11	HOTELS	*	*	*	*	*	*	*	*	*	*	/?	*	*	*	*
R12	CAMPING & CARAVANS	*	*	*	*	*	?	*	*	*	*	/?	*	*	*	*

Clearly there are many areas where there is insufficient information or knowledge available to determine the nature of the impact. Similarly the extent of some impacts, either beneficial or adverse is unpredictable at present and is therefore recorded appropriately. The assessments are set out in the form of a matrix which forms the main part of this document (Schedule 1). The policies are listed in the order they appear in the Plan and the proposals are numbered sequentially.

- 2.3. The matrix is a simple way of presenting the basic assessment and has been useful in refining policies. However it is also clear that whilst an individual policy may appear to have some adverse impacts, when placed in the context of a group of policies the overall effect may be more obviously beneficial. In order to summarise the environmental appraisal the following section provides a brief commentary on the overall impact of the policies in the Plan under the headings used for the Environmental Stock Criteria.

### **3.0 POLICY IMPACT SUMMARY**

#### **3.1.1. GLOBAL SUSTAINABILITY**

- 3.1.2. This broad category is essentially concerned with the atmosphere and biodiversity and the extent to which planning policies can influence change. The main factor affecting the atmosphere and climatic change is the use of fossil fuel. Land use policies may therefore be applied to influence the use of energy in transport and in buildings.

- 3.1.3. Policies which promote alternatives to fossil fuels or which may lead to a reduction in fossil fuel consumption are considered as having a positive impact under this Section. Also policies which reduce the rate at which carbon dioxide is released into the atmosphere are scored positively. Any policies which maintain or safeguard species or habitats will influence the conservation of biodiversity and are also scored positively.

#### **1 Transport Energy: Efficiency Trips**

*Does the policy alter the need to travel by reducing the average length of trips?  
Does the policy reduce the average number of trips?*

The overall approach of the Plan is to safeguard Green Belt and to concentrate development within existing urban centres. The Plan seeks to prevent development which will generate significant volumes of new traffic. Concentrating growth in shopping development at existing centres is designed to ensure that local people do not have to travel to more dispersed or distant centres to secure the goods or services they require.

#### **2 Transport Energy: Efficiency-Modes**

*Does the policy encourage the greater use of public transport?  
Does the policy reduce the demand for private transport journeys?  
Does the policy encourage/promote walking and cycling?  
Does the policy make the provision of public transport easier or more viable?*

Concentrating development within existing urban centres allows greater opportunity to influence choices of transport and in particular to encourage efficient use of public transport. The Plan makes positive provision for cyclists and pedestrians.

### 3 **Built Environment - Energy Efficiency**

*Does the policy reduce the consumption of fossil fuels?*

*Does the policy reduce the heat loss from buildings by orientation and design etc?*

*Does the policy reduce capital requirements, such as the energy to manufacture building products or quarry raw material?*

The extent to which energy efficiency can be achieved through the policies of this Plan are limited at present. The detailed design and layout policies in the Built Environment chapter are intended to ensure that required standards of sunlight and daylight are achieved. Policy BE1 has been amended to make specific reference to energy efficiency and conservation in development. Other detailed aspects of building construction however fall within the remit of the Building Regulations.

### 4 **Renewable Energy Potential**

*Does the policy safeguard wind, water and biomass potential?*

*Does the policy increase opportunities for direct solar gain?*

*Does the policy protect reserves of non-renewable resources?*

This issue is addressed in Policy BE38.

### 5 **Rate of CO<sub>2</sub> Fixing**

*Does the policy encourage the protection and planting of trees and woodlands?*

Trees "lock up" carbon dioxide as well as reducing other forms of pollution. The policies in the Rural and Built Environment sections of the Plan are designed to retain existing tree cover and to encourage, wherever possible, opportunities for new tree planting especially with native broad leaved species.

### 6 **Wildlife Habitats**

*Does the policy encourage the protection of designated ecological areas?*

*Does the policy encourage the protection and enhancement of corridors for wildlife and other habitats?*

Nature conservation policies seek to ensure the safeguarding of all statutorily designated sites of ecological importance whilst also seeking to retain all existing habitats which contribute to the diversity of the area. The creation of new habitat areas is promoted and the importance of 'wildlife corridors' is recognised.

## 3.2. NATURAL RESOURCES

3.2.1. This broad category is concerned with husbanding natural resources with appropriate use, and the appropriate protection of our resources of air, water and land. Significant

increases in transport needs are likely to give rise to further air pollution. Policies which seek to reduce levels of pollution in the atmosphere are considered as positive. Policies which seek to restore damaged land or maintain land in productive uses are counted as having a positive impact on natural resources.

## 7 Air Quality

*Does the policy reduce levels of pollutants emitted (e.g. traffic, industry, power stations)?*

*Does the policy influence the scope for the absorption of pollutants?*

The issue of pollutants is especially significant in relation to vehicle emissions and the overall approach of the Plan to reduce the need to travel and to encourage public transport is relevant to this issue. The retention of existing trees and new tree planting can assist in absorbing traffic pollution.

## 8 Water Conservation and Quality

*Does the policy maintain current groundwater and river levels?*

*Does the policy maintain current water quality, especially groundwater and rivers providing public water supply?*

The policies of the Plan seek to safeguard the water environment for a variety of reasons.

## 9 Land and Soil Quality

*Does the policy safeguard current soil quality and quantity?*

*Does the policy reduce contamination of soil and derelict land?*

*Does the policy protect the best quality agricultural land?*

The agricultural policies seek to safeguard the best and most versatile agricultural land while the Green Belt and rural environment policies are intended to ensure that existing open land is retained in good condition or, where worked for minerals, restored to an appropriate after-use.

## 10 Minerals

*Does the policy encourage the husbanding of scarce energy and mineral resources?*

*Does the policy encourage the reuse/rehabilitation of buildings and the recycling of materials?*

Policies on mineral extraction are set out in the Surrey Minerals Plan produced by the County Council as Minerals Planning Authority. The Council has no direct role in the release of mineral sites except as a consultee. A new policy encouraging reuse and recycling of materials has been included in the Plan.

## 3.3. LOCAL ENVIRONMENTAL QUALITY

3.3.1. This third broad category is concerned with the conservation of local environmental quality and with the protection and enhancement of local environmental features ranging from landscape and open land to cultural heritage. The issues in this section affect the quality of life of local residents. Policies in the Plan which seek to minimise the environmental impacts of various types of development on local areas are considered to have a positive impact, particularly those designed to reduce pollution, noise, dust or visual intrusion. Sometimes there will be a conflict between wider environmental objectives and local impacts. For example the provision of waste processing facilities or sewage treatment works are essential but may have adverse local impacts, which can only be partly mitigated.

### 11 Landscape and Open Land

*Does the policy safeguard the countryside and areas of open land valued for "its own sake"?*

*Does the policy promote positive improvements to the landscape?*

*Does the policy ensure the diversity of landscape?*

The principal objective of the Plan through its Green Belt and conservation policies is to safeguard and enhance existing open land both within and around the urban areas. Sites of special interest are appropriately identified and designated.

### 12 Urban Environment "Liveability"

*Does the policy safeguard townscape quality and appearance?*

*Does the policy promote safety and security?*

*Does the policy promote 'living' town centres?*

The quality of the urban environment is reflected in the policies set out in the Built Environment chapter. The Plan seeks a high standard of design in layout in all new development with particular emphasis on accessibility.

### 13 Cultural Heritage

*Does the policy enhance protected buildings, archaeological sites, parks and gardens?*

*Does the policy safeguard heritage and a 'sense of place'?*

The Plan sets out very clearly the greater degree of care and attention required for proposals affecting Listed Buildings and Conservation Areas. Policies to safeguard buildings of local interest as well as archaeological sites and historic landscapes are also included

### 14 Public Access Open Space

*Does the policy encourage access to open spaces for various recreational activities?*

Standards for open space provision are set out and the Plan identifies areas of urban open space to be protected. New housing development above a certain size is also required to include provision for areas of public open space. Access to open areas is also covered in the Plan by the promotion of footpaths and bridleway routes.

### 15 Building Quality

*Does the policy avoid vacant buildings and dereliction and promote urban renewal?  
Does the policy encourage proper maintenance of urban areas and provision of buildings appropriate for their intended use?*

The Plan seeks to ensure that all buildings are retained in beneficial use appropriate to the character of the area, and that all urban land is reused for appropriate development.

## 4.0 CONCLUSIONS

- 4.1. The environmental appraisal demonstrates that the overall approach set by the aims of the Plan has resulted in policies which broadly satisfy the environmental stock criteria. However, certain areas such as traffic generation, pollution and energy conservation will continue to require further consideration as more information becomes available to allow better assessments to be made.

Table 1 Environmental Stock Criteria

GENERAL CRITERIA	INDICATORS OF POSITIVE IMPACT
<p><b>Global Sustainability</b> <i>Primarily concerned with atmospheric and climatic stability and with the conservation of biodiversity</i></p>	
1. TRANSPORT ENERGY EFFICIENCY – TRIPS	<ul style="list-style-type: none"> <li>▪ Reducing trip lengths</li> <li>▪ Reducing the number of motorised trips</li> </ul>
2. TRANSPORT ENERGY EFFICIENCY – MODES	<ul style="list-style-type: none"> <li>▪ Increasing public transport share</li> <li>▪ Increasing attraction of walking and cycling</li> </ul>
3. BUILT ENVIRONMENT ENERGY – EFFICIENCY	<ul style="list-style-type: none"> <li>▪ Reducing heat loss from buildings</li> <li>▪ Reducing capital energy requirements</li> <li>▪ Increasing CHP potential</li> </ul>
4. RENEWABLE ENERGY POTENTIAL	<ul style="list-style-type: none"> <li>▪ Safeguarding wind, water, wave and biomass potential</li> <li>▪ Increasing direct solar gain</li> </ul>
5. RATE OF FIXING CO <sub>2</sub> “FIXING”	<ul style="list-style-type: none"> <li>▪ Increasing tree cover especially broad leaved woodland</li> </ul>
6. WILDLIFE HABITATS	<ul style="list-style-type: none"> <li>▪ Safeguarding designated sites (e.g. SSSI’s)</li> <li>▪ Increasing general wildlife potential (e.g. corridors)</li> </ul>
<p><b>Natural Resources</b> <i>Husbanding of natural resources concerned with appropriate use and, where necessary, appropriate protection of our resources of air, water, the land and its minerals</i></p>	
7. AIR QUALITY	<ul style="list-style-type: none"> <li>▪ Reducing levels of pollutants (CO<sub>2</sub>, SO<sub>2</sub>, NO, O<sub>3</sub>, Pb, NH<sub>4</sub>, etc.)</li> </ul>
8. WATER CONSERVATION AND QUALITY	<ul style="list-style-type: none"> <li>▪ Maintaining ground water and river levels</li> <li>▪ Safeguarding water supply purity</li> </ul>
9. LAND AND SOIL QUALITY	<ul style="list-style-type: none"> <li>▪ Safeguarding soil quality and soil retention</li> <li>▪ Reducing contamination/dereliction</li> <li>▪ Safeguarding good quality agricultural land</li> </ul>
10. MINERALS CONSERVATION	<ul style="list-style-type: none"> <li>▪ Reduce consumption of fossil fuels and minerals</li> <li>▪ Increase reuse/recycling of materials</li> </ul>
<p><b>Local Environmental Quality</b> <i>Conservation of local environmental quality concerned with the protection and enhancement and sometimes retrieval of local environmental features and systems ranging from landscape and open land to cultural heritage</i></p>	
11. LANDSCAPE AND OPEN LAND	<ul style="list-style-type: none"> <li>▪ Enhancing designated areas (NPs, AONBs etc.)</li> <li>▪ Enhancing general landscape quality</li> <li>▪ Retaining countryside/open land</li> </ul>
12. URBAN ENVIRONMENT “LIVEABILITY”	<ul style="list-style-type: none"> <li>▪ Enhancing townscape quality</li> <li>▪ Increasing safety and sense of security</li> <li>▪ Improving aural and olfactory environment</li> </ul>
13. CULTURAL HERITAGE	<ul style="list-style-type: none"> <li>▪ Safeguarding listed buildings and CAs</li> <li>▪ Safeguarding archaeological/geological value</li> </ul>
14. PUBLIC ACCESS OPEN SPACE	<ul style="list-style-type: none"> <li>▪ Increasing/maintaining quality and availability in urban and rural areas</li> </ul>
15. BUILDING QUALITY	<ul style="list-style-type: none"> <li>▪ Maintaining/improving the maintenance and continuous renewal of buildings</li> </ul>

## APPENDIX 1 (Environmental Appraisal - Proposals)

### IMPACT SYMBOLS

\* No relationship or insignificant impact

/? Likely but unpredictable beneficial impact

/ Significant beneficial impact

x Significant adverse impact

? Uncertainty of prediction or knowledge

x? Likely but unpredictable adverse impact

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40%; transform: rotate(-45deg);">CRITERIA</div> <div style="width: 60%; transform: rotate(45deg);">PROPOSALS</div> </div>		GLOBAL SUSTAINABILITY						NATURAL RESOURCES				LOCAL ENVIRONMENTAL QUALITY				
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		Transport energy: Efficiency: Trips	Transport energy: Efficiency: modes	Built Environment: Energy Efficiency	Renewable Energy Potential	Rate of CO2 "fixing"	Wildlife habitats	Air Quality	Water conservation and quality	Land and soil quality	Minerals conservation	Landscape and open land	Urban Environment: "liveability"	Cultural heritage	Public Access and open space	Building quality
P1	WRAYSBURY RESERVOIR	*	*	*	*	/	/?	*	*	*	*	/	*	*	*	*
P2	KING GEORGE VI RESERVOIR	*	*	*	*	/	/?	*	*	*	*	/	*	*	*	*
P3	STAINES RESERVOIRS	*	*	*	*	/	/?	*	*	*	*	/	*	*	*	*
P4	QUEEN MARY RESERVOIR	*	*	*	*	/	/?	*	*	*	*	/	*	*	*	*
P5	ORCHARD MEADOW, SUNBURY	*	*	*	*	/	/?	/?	*	*	*	/	/	/	/	*
P6	TURKS BOAT YARD, SUNBURY	/?	*	*	*	*	*	*	*	*	*	/	/?	/	/	/
P7	ADJACENT PARK ROAD, STANWELL	*	*	*	*	*	*	*	*	*	*	/	/	*	*	*
P8	582-604 LONDON ROAD, STAINES	?	*	/	*	*	*	*	*	*	*	*	/	*	/	/
P9	46-56 STATION CRESCENT, ASHFORD	?	*	/	*	*	*	*	*	*	*	*	/	*	*	/
P10	COUNCIL DEPOT, STAINES	?	*	/	*	*	*	*	*	*	*	*	/	*	/	/
P11	GOODS YARD, MOOR LANE, STAINES	?	*	/	*	*	*	*	*	*	*	*	/	*	/	/
P12	28-44 FELTHAM HILL ROAD	?	*	/	*	*	*	*	*	*	*	*	/	*	*	/
P13	WHITE HOUSE GARAGE, STAINES	?	*	/	*	*	*	*	*	*	*	/	/	*	*	/
P14	LAND ASHFORD HOSPITAL	?	*	/	*	*	*	*	*	*	*	*	/	*	*	/
P15	2-16 LONDON ROAD, STAINES	*	*	/?	*	*	*	*	*	*	*	*	/	/?	*	/
P16	LAND NORTH HIGH STREET, STAINES	?	?	/?	*	*	*	*	*	*	*	*	/	*	*	/
P17	LAND, TOTHILL CAR PARK, STAINES	?	?	*	*	*	*	*	*	*	*	*	/	*	*	*
P18	HIGH STREET, STAINES	/?	/?	*	*	*	*	/	*	*	*	*	/	/?	*	*
P19	SOUTH STREET/THAMES STREET, STAINES	/?	/?	*	*	*	*	/?	*	*	*	*	/	*	*	*

## APPENDIX 1 (Environmental Appraisal - Proposals)

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P20	FAIRFIELD AVENUE/TRADING ESTATE	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
P21	CHURCH STREET, STAINES	/?	/?	*	*	*	*	*	*	*	*	/	*	*	*	*
P22	CLOCKHOUSE LANE, ASHFORD	*	*	*	*	*	*	*	*	*	*	/	*	*	*	*
P23	WALTON BRIDGE, SHEPPERTON	?	?	*	*	*	*	/?	*	*	*	?	*	*	/?	*
P24	WALTON LANE, LOWER HALLIFORD	*	*	*	*	*	*	*	*	*	*	x?	*	*	/	*
P25	TOWPATH, SHEPPERTON	x?	*	*	*	*	*	*	*	*	*	x?	*	*	/	*
P26	RUSSELL ROAD, LOWER HALLIFORD	*	*	*	*	*	*	*	*	*	*	*	/	*	*	*
P27	MGM CINEMA CLARENCE STREET	?	?	*	*	*	*	*	*	*	*	*	/	/	*	/
P28	FORDBRIDGE PARK, STAINES	*	*	*	*	*	*	*	*	*	*	*	/	*	/	*
P29	LAND AT HOLYWELL WAY	*	*	*	*	*	*	*	*	*	*	*	/	*	/	*
P30	LAND AT OAKINGTON DRIVE	*	*	*	*	*	*	*	*	*	*	*	/	*	/	*
P31	LAND AT GREENO CRESCENT	*	*	*	*	*	*	*	*	*	*	*	/	*	/	*
P32	LAND ADJACENT TO RIVER ASH	*	*	*	*	*	*	*	*	*	*	*	/	*	/	*
P33	LAND AT WHEATSHEAF LANE	*	*	*	*	*	*	*	*	*	*	*	/	*	/	*
P34	RIVER ASH WALK	*	*	*	*	*	*	*	*	*	*	*	*	*	/	*
P35	LAND ADJACENT TO STAINES MOOR	*	*	*	*	*	*	*	*	*	*	*	*	*	/	*