

**Sustainability Appraisal Report
of the
Spelthorne Development Plan -
Strategy and Policies Preferred Options and
Proposals Preferred Options
DPDs**

Appendices

**Planning Services
Strategic Directorate (Community)
Borough of Spelthorne
Council Offices
Knowle Green
Staines
Middlesex
TW18 1XB**



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Appendix 1 – Appraisal matrices for SA and DPD Objectives Internal Compatibility Tests

SA Objectives	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford
2	Facilitate the improved health and well being of the whole population
3	Reduce poverty and promote social inclusion
4	Create and maintain safer and more secure communities
5	Minimise the harm from flooding
6	Make the best use of previously developed land and existing buildings
7	Reduce land contamination and safeguard soil quality and quantity
8	Ensure air quality continues to improve and pollution is reduced
9	Minimise noise pollution
10	Conserve and enhance biodiversity within the plan area
11	Protect and enhance the natural, archaeological and historic environments
12	Improve accessibility and reduce road congestion and the need to travel
13	Maintain high levels of employment and economic activity
14	Provide for appropriate commercial development opportunities to meet the needs of the economy
15	Support economic growth which is inclusive and sustainable
16	Achieve sustainable production and use of resources
17	Maintain and improve the water quality of the region's rivers and groundwater
18	Increase the production and use of renewable energy/fuels



Not Compatible



Compatible



Unknown or Uncertain

SA Objectives		Social progress that recognises the needs of everyone				Effective protection of the environment								Maintenance of high and stable levels of growth			Prudent use of natural resources		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Social progress that recognises the needs of everyone	1	Not Compatible																	
	2	Compatible	Not Compatible																
	3	Compatible	Compatible	Not Compatible															
	4	Compatible	Compatible	Compatible	Not Compatible														
Effective protection of the environment	5	Unknown or Uncertain	Compatible	Compatible	Compatible	Not Compatible													
	6	Compatible	Compatible	Compatible	Compatible	Unknown or Uncertain	Not Compatible												
	7	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Not Compatible											
	8	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Unknown or Uncertain	Not Compatible										
	9	Unknown or Uncertain	Compatible	Compatible	Compatible	Compatible	Compatible	Unknown or Uncertain	Not Compatible										
	10	Unknown or Uncertain	Compatible	Compatible	Compatible	Compatible	Compatible	Unknown or Uncertain	Not Compatible	Not Compatible									
	11	Unknown or Uncertain	Compatible	Compatible	Compatible	Compatible	Compatible	Unknown or Uncertain	Not Compatible	Not Compatible	Not Compatible								
	12	Unknown or Uncertain	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Unknown or Uncertain	Unknown or Uncertain	Not Compatible							
Maintenance of high and stable levels of growth	13	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Unknown or Uncertain	Unknown or Uncertain	Compatible	Compatible	Not Compatible							
	14	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Unknown or Uncertain	Unknown or Uncertain	Unknown or Uncertain	Unknown or Uncertain	Compatible	Not Compatible						
	15	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Not Compatible					
Prudent use of natural resources	16	Not Compatible											Unknown or Uncertain	Not Compatible	Compatible	Not Compatible			
	17	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Not Compatible			
	18	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Unknown or Uncertain	Unknown or Uncertain	Unknown or Uncertain	Compatible	Compatible	Compatible	Compatible	Compatible	Not Compatible		

DPD Objectives	
1	To protect and improve the quality of the environment, including improving the landscape, promoting biodiversity and safeguarding the Borough's cultural heritage
2	To ensure the Borough develops in a way that minimises harmful emissions contributing to climate change and that caters for potential future climate change
3	To contribute to an improvement in the Borough's air quality
4	To safeguard valuable urban open space and provide for open recreational uses
5	To meet the borough's total housing requirement
6	To ensure provision for housing incorporates a mix of tenure, size and type to meet local needs, including affordable housing
7	To ensure provision is made for new development that meets the needs of all sections of the community
8	To ensure new development is supported by adequate provision of necessary infrastructure and services
9	To ensure effective use is made of urban land to meet development needs
10	To ensure new development is designed to a high standard appropriate to its setting and contributes to an improvement in the appearance of the environment
11	To contribute to tackling the specific problems faced by areas of relative deprivation in the Borough
12	To ensure development does not take place in a way that increases the risk of flooding
13	To ensure development takes place in a way that does not increase the risk of crime
14	To ensure that development takes place in a way that supports sustainable transport choices and reduces the need to travel
15	To prevent further urbanisation
16	To support the retention of sufficient well located employment land to enable the sustainable development of the local economy and to support redevelopment of well located land to meet modern business needs
17	To encourage redevelopment of poorly located employment land for housing or to meet other development needs
18	To provide for the continued development of Staines as a focus for a mix of town centre uses including retail, leisure, employment and housing, and to improve access to the town centre
19	To maintain the role of Ashford, Shepperton and Sunbury Cross town centres in providing local services
20	To encourage development of a transport system that supports the spatial strategy and provides for the needs of all sections of the community in an environmentally acceptable way

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1																				
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Appendix 2 – Appraisal matrix for DPD Objectives against SA Objectives

Adverse
 Positive
 No impact
 ? Uncertain

Table 2		Environment					Development related										Green Belt	In existing employment areas		In town centres		Movement
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Social progress that recognises the needs of everyone	1	Adverse	Uncertain	No impact	Adverse	Adverse	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Adverse	Adverse	Positive	Positive	Positive	Positive
	2	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Uncertain	Positive	Positive	Positive	Positive	Positive	Positive	Uncertain	Positive	Positive	Adverse	Positive	Positive
	3	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
	4	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Adverse	Positive	Positive
Effective protection of the environment	5	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Adverse	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Adverse	Positive	Positive
	6	Positive	Positive	Positive	Positive	Adverse	Positive	Positive	Positive	Positive	Uncertain	Positive	Adverse	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
	7	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
	8	Positive	Positive	Positive	Positive	Positive	Uncertain	Positive	Uncertain	Uncertain	Uncertain	Positive	Positive	Positive	Positive	Positive	Uncertain	Positive	Positive	Positive	Positive	Positive
	9	Positive	Uncertain	No impact	Positive	No impact	No impact	No impact	Adverse	Adverse	No impact	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Uncertain	Uncertain	Positive	Positive
	10	Positive	Adverse	Positive	Positive	Positive	Adverse	No impact	Adverse	Adverse	Uncertain	Positive	Positive	Adverse	No impact	Positive	Positive	Adverse	Adverse	Adverse	Positive	Positive
	11	Positive	Adverse	No impact	Positive	Positive	Adverse	Positive	Adverse	No impact	Adverse	No impact	Positive	Positive	Positive	Positive	Uncertain	Positive	Positive	Adverse	Positive	Positive
Maintenance of high and stable levels of growth	12	No impact	Positive	Positive	Positive	Uncertain	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Uncertain	Positive	Positive	Uncertain	Positive	Positive
	13	Positive	Positive	Uncertain	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Uncertain	Adverse	Positive	Positive	Positive	Positive	Positive
	14	Adverse	Adverse	Adverse	Uncertain	Adverse	No impact	No impact	Positive	Positive	Positive	Positive	Positive	Adverse	Positive	Positive	Adverse	Adverse	Adverse	Positive	Positive	No impact
Prudent use of natural resources	15	Positive	Positive	Positive	Positive	Positive	No impact	No impact	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Uncertain	Positive	Positive	Positive	Positive	Positive
	16	Positive	Positive	Positive	Positive	Adverse	No impact	Adverse	Adverse	Positive	Uncertain	Uncertain	No impact	No impact	Uncertain	Uncertain	Adverse	Adverse	Adverse	Adverse	Positive	Positive
	17	Positive	Positive	Positive	Positive	Adverse	No impact	Positive	Positive	No impact	Positive	No impact	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Adverse	No impact	Positive
18	Adverse	Positive	Positive	Adverse	Uncertain	No impact	No impact	No impact	Positive	No impact	Adverse	Positive	Positive	Positive	Positive	No impact	Positive	Positive	Positive	Positive	Positive	Positive

Appendix 3 – Appraisal matrices for Issues and Options

Option 1a – Restrict new housing and commercial development to existing urban areas rather than allow expansion into the Green Belt

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓✓	✓✓	?	Housing Capacity Study demonstrates ability to meet Structure Plan housing requirements in short/medium term within the urban areas. Uncertainty about regional housing allocations in future - long-term. Note – need to use land efficiently now to ensure long-term availability. Extent of affordability depends on application of affordable housing policy. Flooding restricts the ability to provide housing within significant parts of the urban area e.g. Staines Town Centre.
2	Facilitate the improved health and well-being of the whole population.	~	~	~	
3	Reduce poverty and promote social inclusion.	~	~	~	
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	x	x	x	May be negative impacts if areas subject to flooding are not avoided. Mitigation measures would be required.
6	Make the best use of previously developed land and existing buildings	✓✓	✓✓	✓✓	Encourages the re-use of buildings and previously developed land.
7	Reduce land contamination and safeguard soil quality and quantity.	✓	✓	✓	Provides opportunity to carry out land remediation through reuse of sites. Safeguards soil quality/quantity in Green Belt. May increase cost of development.
8	Ensure air quality continues to improve and pollution reduced	?	?	?	Developing in urban area contains air pollution. May increase/concentrate pollution at these locations. Dependent on location and mitigation measures.
9	Minimise noise pollution	?	?	?	Developing in urban area contains noise pollution. May

					increase/concentrate pollution at these locations. Dependent on location and mitigation measures.
10	Conserve and enhance biodiversity within the plan area.	✓	✓	✓	Ensures conservation/retention of protected sites outside the urban areas. Conserve Green Belt. Potential negative effects on urban biodiversity would require mitigation.
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	0	0	?	Focusing development in urban areas could help to reduce need to travel as it is providing development in most accessible location. Need to introduce other measures to ensure benefits in long-term and discourage car use.
13	Maintain high levels of employment and economic activity	✓	✓	✓	Employment study confirms that future employment needs can be provided for within the urban area.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓	✓	✓	Employment study confirms that future employment needs can be provided for within the urban area.
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	Location of development in urban areas may reduce need to travel. Potentially insignificant due the character of Spelthorne where non-urban areas are still accessible. Ability to ensure sustainable construction depends on implementation.
17	Maintain and improve the water quality of the region's rivers and groundwater	x	x	x	Mitigation required to prevent polluted run-off and to ensure flood risk not increased elsewhere.
18	Increase the production and use of renewable energy/fuels.	0	0	0	Economies of scale within urban area make projects more viable.

Summary

Positive – ensures land is used efficiently, encourages the re-use of previously developed land and safeguards open land in the green belt

Negative – may have negative impact on urban biodiversity, flood risk and surface water run-off.

Uncertain – increased pollution from concentration of activities in existing urban areas.

Mitigation – required to offset flooding risk and impact on pollution and urban biodiversity.

Option 1b – Allow new housing and commercial development in the Green Belt

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓✓	✓✓	✓✓	The additional land which would be available could be used to provide housing and affordable housing.
2	Facilitate the improved health and well-being of the whole population.	~	~	~	
3	Reduce poverty and promote social inclusion.	~	~	~	
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	x	x	x	May be negative impacts if areas subject to flooding are not avoided. Mitigation measures would be required.
6	Make the best use of previously developed land and existing buildings	xx	xx	xx	Developers are likely to choose greenfield sites in preference to the re-use of buildings and previously developed land.
7	Reduce land contamination and safeguard soil quality and quantity.	xx	xx	xx	Unlikely to be opportunities to carry out land remediation through reuse of sites. Agricultural land may also be lost.
8	Ensure air quality continues to improve and pollution reduced	?	?	?	More dispersed development is likely to increase the geographical spread of air pollution in the least affected parts of the Borough.
9	Minimise noise pollution	?	?	?	More dispersed development is likely to increase noise pollution in the least disturbed parts of the Borough.
10	Conserve and enhance biodiversity within the plan area.	x	x	x	Protected sites may suffer direct and indirect impacts, although it is not necessarily the Green Belt where the most biodiversity exists. May improve ability to provide and enhance urban biodiversity.
11	Protect and enhance the natural, archaeological and historic environments	x	x	x	Significant impact on the landscape, particularly open areas at the urban fringe.

12	Improve accessibility and reduce road congestion and the need to travel	?	?	?	May increase the need to travel, although most parts of the Borough are accessible. Need to introduce other measures to ensure benefits in long-term and discourage car use.
13	Maintain high levels of employment and economic activity	✓✓	✓✓	✓✓	A variety of future employment needs can be provided for.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓✓	✓✓	✓✓	A variety of future employment needs can be provided for.
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	x	x	x	Loss of open areas, particularly at the urban fringe. Ability to ensure sustainable construction depends on implementation.
17	Maintain and improve the water quality of the region's rivers and groundwater	x	x	x	Mitigation required to prevent polluted run-off and to ensure flood risk not increased elsewhere.
18	Increase the production and use of renewable energy/fuels.	0	0	0	Opportunities could arise in mixed use development.

Summary

Positive – more likely to deliver housing, particularly in the long term

Negative – may have negative impact on protected sites, flood risk and surface water run-off, loss of open areas, particularly at the urban fringe.

Uncertain – increased air, light and noise pollution.

Mitigation – required to offset flooding risk and impact on pollution and biodiversity; public transport

Option 2a – Restrict new housing to existing urban areas and not within areas liable to flood

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓✓	✓✓	?	Housing Capacity Study demonstrates ability to meet Structure Plan housing requirements in short/medium term within the urban areas. Uncertainty about regional housing allocations in future - long-term. Note – need to use land efficiently now to ensure long-term availability. Extent of affordability depends on application of affordable housing policy.
2	Facilitate the improved health and well-being of the whole population.	~	~	~	
3	Reduce poverty and promote social inclusion.	~	~	~	
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	✓	✓	✓✓	Ensuring no additional residents are at risk from flooding. Not increasing the risk to those already located in areas liable to flood. Does not provide any direct benefits to those already in areas liable to flood. Need to ensure positive mitigation.
6	Make the best use of previously developed land and existing buildings	x	x	x	Prevents or constrains reuse of certain sites and intensification.
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	?	?	?	Developing in urban area contains air pollution. May increase/concentrate pollution at these locations. Dependent on location and mitigation
9	Minimise noise pollution	?	?	?	Developing in urban area contains noise pollution. May increase/concentrate pollution at these locations. Dependent on location and mitigation

10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	x	x	x	Flooding constrains residential development in Staines Town Centre. Limits options to concentrate development in this accessible location that offers a choice of non-car based modes of travel.
13	Maintain high levels of employment and economic activity	~	~	~	
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	0	0	0	Economies of scale within urban area make provision of renewable capacity more viable.

Summary

Positive – ensures land is used efficiently, encourages the re-use of previously developed land and safeguards open land in the green belt. Avoids increasing the number of people at risk from flooding.

Negative – Reduces the number of sites which may be available to meet housing needs, may have negative impact on urban biodiversity.

Uncertain – increased pollution from concentration of activities in existing urban areas.

Mitigation – use Flood Risk Assessment to identify opportunities for high density, mixed use developments.

Option 2b – Allow new commercial development to take place in areas liable to flood (within the urban area), providing it does not increase the risk of flooding

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	~	~	~	
2	Facilitate the improved health and well-being of the whole population.	~	~	~	
3	Reduce poverty and promote social inclusion.	~	~	~	
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	✓	✓	✓	Avoids increasing risk of flooding but does not benefit existing businesses.
6	Make the best use of previously developed land and existing buildings	✓	✓	✓	Allows the re-use of buildings and previously developed land located in areas liable to flood where other forms of development may not be viable i.e. residential.
7	Reduce land contamination and safeguard soil quality and quantity.	?	?	?	Developing in urban area contains air pollution. May increase/concentrate pollution at these locations. Dependent on location and mitigation
8	Ensure air quality continues to improve and pollution reduced	?	?	?	Developing in urban area contains air pollution. May increase/concentrate pollution at these locations. Dependent on location and mitigation
9	Minimise noise pollution	?	?	?	Developing in urban area contains noise pollution. May increase/concentrate pollution at these locations. Dependent on location and mitigation
10	Conserve and enhance biodiversity within the plan area.	0	0	0	
11	Protect and enhance the natural, archaeological and historic environments	0	0	0	
12	Improve accessibility and reduce road congestion and the need to travel	0	0	0	

13	Maintain high levels of employment and economic activity	✓	✓	✓	Supports commercial development and therefore employment and economic activity.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓	✓	✓	Supports commercial development and provides opportunities to ensure that the needs of the economy are met.
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	x	x	x	Mitigation required to prevent polluted run-off.
18	Increase the production and use of renewable energy/fuels.	0	0	0	

Summary

Positive – Supports commercial development. Re-use of previously developed land that would not be available for residential development because of flooding constraints. Avoids increasing the number of people at risk from flooding.

Negative – Reduces the number of sites which may be available to meet housing needs, may have negative impact on urban biodiversity.

Uncertain – increased pollution from concentration of activities in existing urban areas.

Mitigation – to prevent increased pollution.

Option 3a – Allow existing commercial sites to be redeveloped for housing

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓✓	✓✓	✓✓	Subject to the application of affordable housing policy. More housing generally assists the supply of affordable housing.
2	Facilitate the improved health and well-being of the whole population.	0	0	0	Could be adverse effect if sites with poor environment for residential are redeveloped.
3	Reduce poverty and promote social inclusion.	0	0	x	If there was a large loss of employment in long-term.
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	✓✓	✓✓	✓✓	Allows the redevelopment of poor/unsuitable commercial sites that may be more appropriate for housing.
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	0	0	0	Possible improvement to noise pollution on certain sites
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	0	0	0	Possibly change the nature of congestion patterns.
13	Maintain high levels of employment and economic activity	0	?	x	Long-term loss of commercial sites will lead to reduced employment opportunities. Short-term no effect on employment opportunities. Possible trend towards increased working from home.

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	x	xx	Stock of outstanding planning permissions means that in short term loss would be negligible. Cumulative effect in long-term would be significant especially if well located commercial sites were lost to housing.
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Increases supply of land for housing and potential to provide affordable housing.

Negative – Reduces the number of commercial sites may lead to loss of better commercial sites.

Uncertain – Possible long term effects on employment opportunities

Mitigation – Identify an appropriate limit to the number of sites

Option 3b – Prevent further loss of existing commercial sites to housing

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	x	xx	Some poor commercial sites identified but the effects in the short term are negligible. By preventing further loss there could be a significant long-term effect on the supply of land for housing.
2	Facilitate the improved health and well-being of the whole population.	0	0	0	
3	Reduce poverty and promote social inclusion.	0	0	0	
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	x	x	x	Could have negative effect as would not allow redevelopment of poorer commercial sites for housing (which may be the best use).
7	Reduce land contamination and safeguard soil quality and quantity.	0	0	0	Redevelopment provides opportunity for remediation.
8	Ensure air quality continues to improve and pollution reduced	0	0	0	
9	Minimise noise pollution	0	0	0	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	0	0	0	
13	Maintain high levels of employment and economic activity	0	✓	✓	Restricting growth of new housing could worsen local labour supply problems.

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓	✓	✓	Ensures opportunities for future redevelopment of commercial areas.
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Maintains supply of land for commercial development.

Negative – Reduces the number of sites available for housing and potential supply of affordable housing. May preclude the optimum use of poor commercial sites.

Uncertain –

Mitigation –.Seek high density developments elsewhere to ensure deliver of affordable housing

Option 3c – Aim to keep enough of the best commercial sites sufficient to meet the needs of the Borough’s future workforce and only allow other commercial sites to be redeveloped for housing

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	✓	✓	Subject to application of affordable housing policy. Provides land to meet housing requirements.
2	Facilitate the improved health and well-being of the whole population.	0	0	0	
3	Reduce poverty and promote social inclusion.	0	0	0	
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	✓	✓	✓	Limits degree of intervention and allows market forces to determine the appropriate use of the poorer sites.
7	Reduce land contamination and safeguard soil quality and quantity.	0	0	0	
8	Ensure air quality continues to improve and pollution reduced	0	0	0	
9	Minimise noise pollution	0	0	0	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	0	0	0	
13	Maintain high levels of employment and economic activity	✓	✓	✓	Better commercial sites to be retained and redevelopment at higher densities encouraged. Contribute towards higher levels of employment and economic activity.

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓	✓	✓	Better commercial sites to be retained.
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Maintains supply of land for housing development and retains better commercial sites.

Negative –

Uncertain –

Mitigation –

Option 4a – Increase the proportion of affordable housing in new developments.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓✓	✓✓	✓✓	Likely to increase the supply of affordable housing but may discourage sites from coming forward for development due to financial viability.
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Providing opportunities for better housing i.e. alleviating overcrowding.
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Potentially promote social inclusion if affordable housing is dispersed throughout private housing.
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	✓	✓	✓	Could help to address the problems of labour shortages.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	

15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Increases supply of affordable housing and helps address the problems of labour shortages.

Negative – May reduce the supply of housing sites being brought forward for development

Uncertain –

Mitigation –

Option 4b – Reduce the proportion of affordable housing in new developments.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	x	x	x	Likely to reduce the supply of affordable housing but may encourage sites to come forward but would depend on amount reduced.
2	Facilitate the improved health and well-being of the whole population.	x	x	x	Could increase the number of people and time spent in poor housing conditions or without housing.
3	Reduce poverty and promote social inclusion.	x	x	x	Could increase the number of people and time spent in poor housing conditions or without housing.
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	x	x	x	Could prevent people locating in Spelthorne and therefore not addressing skills shortage and reducing supply of local labour.

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive –

Negative – Will reduce the supply of affordable housing Could increase waiting lists and affect local labour shortages

Uncertain – Could increase supply of housing sites being brought forward.

Mitigation –

Option 4c – Maintain the proportion of affordable housing in new developments at its current level

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	0	Continuation of existing baseline therefore effect negligible.
2	Facilitate the improved health and well-being of the whole population.	0	0	0	Continuation of existing baseline therefore effect negligible
3	Reduce poverty and promote social inclusion.	0	0	0	Continuation of existing baseline therefore effect negligible
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	0	0	0	
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	

15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	
Summary Positive – Negative – Uncertain – Mitigation –					

Option 5a – Require some affordable housing in developments of less than the current threshold of 15 units

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓✓	✓✓	✓✓	Likely to increase the supply of affordable housing but may discourage sites from coming forward for development due to financial viability.
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Providing opportunities for better housing i.e. alleviating overcrowding.
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Potentially promote social inclusion if affordable housing is dispersed throughout private housing.
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	~	~	~	

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓	✓	✓	Could help to address the problems of labour shortages.
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Likely to increase the supply of affordable housing?

Negative – may discourage sites from coming forward

Uncertain –

Mitigation –

Option 5b – Maintain the threshold at its current level (and not require affordable housing in developments of less than 15 units).

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	0	Continuation of existing baseline therefore effect negligible.
2	Facilitate the improved health and well-being of the whole population.	0	0	0	Continuation of existing baseline therefore effect negligible.
3	Reduce poverty and promote social inclusion.	0	0	0	Continuation of existing baseline therefore effect negligible.
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	~	~	~	
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	

15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive –

Negative –

Uncertain –

Mitigation –

Option 6a – Seek funding for affordable housing from commercial development that brings new jobs to the area

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓✓	✓✓	✓✓	Likely to increase the supply of affordable housing but may discourage sites from coming forward for development due to financial viability.
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Providing opportunities for better housing i.e. alleviating overcrowding.
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Potentially promote social inclusion if affordable housing is dispersed throughout private housing.
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	x	x	x	Impact would depend upon extent to which the requirement affects the viability of the schemes.

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	x	x	x	Impact would depend upon extent to which the requirement affects the viability of the schemes.
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Likely to increase the supply of affordable housing

Negative – May discourage commercial sites from coming forward for development due to financial viability

Uncertain –

Mitigation –

Option 6b – Do not seek funding for affordable housing from commercial development that brings new jobs to the area

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	0	Continuation of current policy so impact negligible. Policy is not delivering sufficient affordable housing, however.
2	Facilitate the improved health and well-being of the whole population.	0	0	0	Continuation of current policy so impact negligible. Policy is not delivering sufficient affordable housing, however.
3	Reduce poverty and promote social inclusion.	0	0	0	Continuation of current policy so impact negligible. Policy is not delivering sufficient affordable housing, however.
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	x	x	x	May result in an increase in commuting

13	Maintain high levels of employment and economic activity	x	x	x	May result in a labour shortage.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive –

Negative – Unlikely to deliver sufficient affordable housing, may increase commuting or result in a labour shortage

Uncertain –

Mitigation –

Option 7a – Give priority to increasing the number of small dwellings (two bedrooms or fewer) in new housing schemes

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓✓	✓✓	✓✓	Subject to application of affordable housing policy. Smaller units may be more affordable. Meeting needs that have been identified in Housing Needs Survey. More units on land.
2	Facilitate the improved health and well-being of the whole population.	0	0	0	
3	Reduce poverty and promote social inclusion.	0	0	0	
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	✓	✓	✓	Smaller units maximise the benefits to be achieved from previously developed land.
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	~	~	~	

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Meeting needs for smaller housing and increasing the supply of more affordable housing

Negative –

Uncertain –

Mitigation –

Option 7b – Give no priority and leave it to house builders to decide the size of dwellings

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	x	x	x	Implication that market forces will determine appropriate mix for a site. May not meet identified housing need for smaller units. Could lead to provision of larger units which may be more expensive. Potentially fewer units on land.
2	Facilitate the improved health and well-being of the whole population.	~	~	~	
3	Reduce poverty and promote social inclusion.	~	~	~	
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	x	x	x	May result in lower density developments which may not make the best use of previously developed land.
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	~	~	~	

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive –

Negative – may not optimise the best use of potential housing sites and is unlikely to provide smaller units or more affordable dwellings

Uncertain –

Mitigation -

Option 8a – Encourage higher density development where good design and layout can ensure it blends successfully with the local environment

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	✓	✓	Enables more dwellings to be provided per site.
2	Facilitate the improved health and well-being of the whole population.	~	~	~	
3	Reduce poverty and promote social inclusion.	~	~	~	
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	✓✓	✓✓	✓✓	More intensive and effective use of land.
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	?	?	?	Developing in urban area contains air pollution. May increase/concentrate pollution at these locations. Dependent on location and mitigation
9	Minimise noise pollution	?	?	?	Developing in urban area contains noise pollution. May increase/concentrate pollution at these locations. Dependent on location and mitigation
10	Conserve and enhance biodiversity within the plan area.	?	?	?	Could safeguard other land that has biodiversity benefits or could reduce biodiversity at locality. Degree of mitigation will be important.
11	Protect and enhance the natural, archaeological and historic environments	0	0	0	Good design and layout will ensure protection of features of acknowledged importance. Could potentially enhance.

12	Improve accessibility and reduce road congestion and the need to travel	?	?	?	Could increase movements in area or if located close to public transport nodes could decrease road congestion. Measures to encourage travel by non-car based modes.
13	Maintain high levels of employment and economic activity	~	~	~	
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	✓	✓	✓	By concentrating development in smaller areas it provides an opportunity to benefit from economies of scale. Potential harmful impacts if provision for waste disposal and recycling is not made.
17	Maintain and improve the water quality of the region's rivers and groundwater	✓	✓	✓	Less energy lost in higher density developments
18	Increase the production and use of renewable energy/fuels.	✓	✓	✓	Higher densities increase the potential for more viable renewable energy measures.

Summary

Positive – Increases the number of units which may be provided on housing sites and uses land more efficiently

Negative –

Uncertain – Increased density of development may have adverse impacts on urban biodiversity

Mitigation – Design and layout will be critical in ensuring that negative impacts can be minimised

8b – No control over housing densities

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	✓	?	×	The market is likely to provide small dwellings at high densities in the short term, could lead to a shortage of larger properties in the long term
2	To facilitate the improved health and well-being of the whole population	✓	?	×	Greater pressure on existing infrastructure and services in short term. Policy would need to stipulate the need to provide new facilities.
3	To reduce poverty and promote social inclusion	✓	?	×	Impact identified above would similarly affect health and well being.
4	To create and maintain safer and more secure communities	0	0	0	No impact since any density can be designed to maximise safety
5	To minimise the harm from flooding	×	×	×	May conflict. Flood risk assessment to identify appropriate density.
6	To make the best use of previously developed land and existing buildings	✓	?	?	The market is likely to provide small dwellings at high densities in the short term
7	To reduce land contamination and safeguard soil quality and quantity	~	~	~	No impact
8	To ensure air quality continues to improve	×	×	×	No guarantee that high density development will be delivered in locations which could support public transport or avoid the need to travel.
9	To minimise noise pollution	~	~	~	No impact
10	To conserve and enhance biodiversity within the plan area	~	~	~	No impact
11	To protect and enhance the natural, archaeological and historic environments	~	~	~	No impact
12	To improve accessibility and reduce road congestion and the need to travel	×	×	×	No guarantee that high density development will be delivered in locations which could support public transport or avoid the need to travel.

13	Maintain high levels of employment and economic activity	~	~	~	No impact
14	Provide for appropriate commercial development opportunities to meet the needs of the economy	?	?	?	May not deliver mixed use development
15	Support economic growth by ensuring the adequate supply of labour with appropriate skills	~	~	~	No impact
16	To achieve sustainable production and use of resources	~	~	~	No impact
17	To maintain and improve the water quality of the District's rivers and groundwater	~	~	~	No impact
18	To increase the production and use of renewable energy/fuels.	~	~	~	No impact

Summary

Positive – In the short term likely to increase the number of units, possibly affordable which may be provided and uses land more efficiently

Negative – long term shortage of larger properties, instability

Uncertain –medium and long term impact uncertain

Mitigation – Design and layout will be critical in ensuring that negative impacts can be minimised. Infrastructure requirements. Flood risk assessment to identify appropriate density

8c – discourage high density

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	x	x	x	Not likely to meet housing need
2	To facilitate the improved health and well-being of the whole population	x	x	x	Not likely to meet housing need
3	To reduce poverty and promote social inclusion	x	x	x	Not likely to meet housing need
4	To create and maintain safer and more secure communities	0	0	0	No impact since any density can be designed to maximise safety
5	To minimise the harm from flooding	0	0	0	Where flooding is an issue, Flood risk assessment will dictate density
6	To make the best use of previously developed land and existing buildings	x	x	x	High densities will not be delivered on pdl
7	To reduce land contamination and safeguard soil quality and quantity	x	x	x	Unlikely to facilitate remediation
8	To ensure air quality continues to improve	x	x	x	Less likely to deliver high density development in locations which could support public transport or avoid the need to travel.
9	To minimise noise pollution	~	~	~	No impact
10	To conserve and enhance biodiversity within the plan area	✓	✓	x	May protect urban biodiversity, but in the long run will put pressure on open space and designated habitats
11	To protect and enhance the natural, archaeological and historic environments	✓	✓	✓	More likely to be in keeping with existing built environment
12	To improve accessibility and reduce road congestion and the need to travel	x	x	x	Less likely to deliver high density development in locations which could support public transport or avoid the need to travel.
13	Maintain high levels of employment and economic activity	~	~	~	No impact

14	Provide for appropriate commercial development opportunities to meet the needs of the economy	?	?	?	May not deliver mixed use development
15	Support economic growth by ensuring the adequate supply of labour with appropriate skills	~	~	~	No impact
16	To achieve sustainable production and use of resources	x	x	x	Less likely to facilitate sustainable construction
17	To maintain and improve the water quality of the District's rivers and groundwater	~	~	~	No impact
18	To increase the production and use of renewable energy/fuels.	x	x	x	Less likely to support renewable energy production

Summary

Positive – More likely to be in keeping with existing urban form

Negative – Not likely to meet housing need or make best use of pdl, may increase pressure on greenfield sites in long term

Uncertain –

Mitigation – require higher densities in more sustainable locations and on pdl

8d – Match densities to locations

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	✓	✓	✓	More likely to meet housing need
2	To facilitate the improved health and well-being of the whole population	?	?	?	Some pressure on existing infrastructure and services. Policy would need to stipulate the need to provide new facilities.
3	To reduce poverty and promote social inclusion	?	?	?	As above
4	To create and maintain safer and more secure communities	~	~	~	No impact since any density can be designed to maximise safety
5	To minimise the harm from flooding	0	0	0	Flood risk assessment could be used to determine appropriate density
6	To make the best use of previously developed land and existing buildings	✓	✓	✓	High densities could be delivered on pdl
7	To reduce land contamination and safeguard soil quality and quantity	✓	✓	✓	More likely to facilitate remediation
8	To ensure air quality continues to improve	✓	✓	✓	More likely to deliver high density development in locations which could support public transport or avoid the need to travel.
9	To minimise noise pollution	~	~	~	No impact
10	To conserve and enhance biodiversity within the plan area	✓	✓	✓	May compromise urban biodiversity, but in the long run would protect on open space and designated habitats
11	To protect and enhance the natural, archaeological and historic environments	✓	✓	✓	Some conflict with existing built environment may arise, however
12	To improve accessibility and reduce road congestion and the need to travel	✓	✓	✓	More likely to deliver high density development in locations which could support public transport or avoid the need to travel.

13	Maintain high levels of employment and economic activity	✓	✓	✓	Likely to support local labour provision
14	Provide for appropriate commercial development opportunities to meet the needs of the economy	?	?	?	Mixed use development may be an option
15	Support economic growth by ensuring the adequate supply of labour with appropriate skills	✓	✓	✓	More likely to improve supply of local labour
16	To achieve sustainable production and use of resources	✓	✓	✓	Sustainable construction possible
17	To maintain and improve the water quality of the District's rivers and groundwater	?	?	?	Mitigation/avoidance of risk may be more difficult/costly in some areas
18	To increase the production and use of renewable energy/fuels.	✓	✓	✓	Some developments may support renewable energy production

Summary

Positive – Likely to deliver the number of units required and higher density on pdl, density could match transport infrastructure

Negative –

Uncertain – Increased density of development may have adverse impacts on urban biodiversity

Mitigation – Flood risk assessment could be used to determine appropriate density, design to consider current urban form

Option 9a – Require new housing and commercial developments to always contribute [to funding improvements] to the cost of extra services and facilities

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	?	?	?	If too big a contribution is sought it could reduce the viability of development and lead to less housing being provided. Need to prioritise developer contributions. Could potentially provide more services and facilities overall but may affect viability of smaller schemes. May have greater benefits in longer-term when there would be potentially be a greater need for services.
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Takes into account the needs arising from the cumulative effects of development – particularly relevant to Spelthorne as many developments are fairly small scale.
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Potentially provides general funding for a range of services and facilities throughout Spelthorne.
4	Create and maintain safer and more secure communities.	?	?	?	Provision of CCTV or community based policing facility may improve safety.
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	

11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	?	?	?	Providing infrastructure supports the economy however requiring businesses to contribute may have a negative impact on the economy.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	?	?	?	Providing infrastructure supports the economy however requiring businesses to contribute may have a negative impact on the economy.
15	Support economic growth which is inclusive and sustainable	?	?	?	Whilst a major need for additional educational facilities has not been identified, there could be indirect benefits if a need was identified in the future.
16	Achieve sustainable production and use of resources	✓	✓	✓	Potential benefits.
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	?	?	?	Potential benefits.

Summary

Positive – Provides funding for additional services and facilities to support social well being

Negative – May reduce the viability of some schemes and reduce the number of sites coming forward for development

Uncertain – Impacts on economy by requiring businesses to provide greater contributions for infrastructure

Mitigation –

Option 9b – Require new housing and commercial developments to (be assessed on their individual merits and) only contribute where specific facilities are needed due to the development

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	0	Less likely to affect viability of schemes.
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Recognise that likely contribution may be limited. A specific need may not arise from smaller developments. Does not take account of cumulative effects of development.
3	Reduce poverty and promote social inclusion.	?	?	?	Any benefits would be more limited than previous option.
4	Create and maintain safer and more secure communities.	?	?	?	Any benefits would be more limited than previous option.
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	

13	Maintain high levels of employment and economic activity	?	?	?	Fewer developments likely to contribute.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	?	?	?	Fewer developments likely to contribute.
15	Support economic growth which is inclusive and sustainable	?	?	?	Any benefits would be more limited than previous option.
16	Achieve sustainable production and use of resources	✓	✓	✓	Possible to require specific waste management initiatives for individual schemes.
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	?	?	?	May only apply to larger developments. Is an issue that affects the whole borough. Difficult to demonstrate need arising specifically from development.

Summary

Positive – Provides some funding for specific services and facilities.

Negative –

Uncertain –Level and scale of contributions much less certain

Mitigation –

Option 9c – No requirement for provision or contribution for services and facilities (infrastructure)

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	?	×	Would not affect viability of schemes, although in the long term, development not likely to be deliverable due to absence of services and infrastructure
2	Facilitate the improved health and well-being of the whole population.	?	×	×	Short term uncertainty, but medium to long term problems dues to lack of services and infrastructure
3	Reduce poverty and promote social inclusion.	?	×	×	Short term uncertainty, but medium to long term problems dues to lack of services and infrastructure
4	Create and maintain safer and more secure communities.	0	0	0	Benefits unlikely
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	?	?	?	Fewer developments likely to contribute.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	?	?	?	Fewer developments likely to contribute.

15	Support economic growth which is inclusive and sustainable	0	0	0	No benefits
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	?	?	?	Doesn't preclude delivery, although significant contribution only from larger developments.

Summary

Positive –

Negative – Would not affect viability of schemes, although in the long term, development not likely to be deliverable due to absence of services and infrastructure

Uncertain –

Mitigation –

Option 10a – Promote further development in Staines town centre to provide more retail, leisure and other related activities to maintain its competitiveness

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	0	Due to flooding, housing is not likely to form a significant part of any scheme.
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Better facilities could contribute towards improved well-being.
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Provision in accessible location could promote social inclusion.
4	Create and maintain safer and more secure communities.	✓	✓	✓	Provides opportunities for a safer/more secure environment. Impact on security may vary depending on type of development.
5	Minimising the harm from flooding	x	x	x	Mitigation – demonstrate development would not increase flood risk.
6	Make the best use of previously developed land and existing buildings	✓✓	✓✓	✓✓	Majority of town centre development will be on previously developed land.
7	Reduce land contamination and safeguard soil quality and quantity.	✓	✓	✓	Avoids use of Green Belt land for development and providing opportunities for land remediation.
8	Ensure air quality continues to improve and pollution reduced	?	?	?	Provision of development in an accessible location provides opportunity for use of alternative modes of transport which could in turn improve air quality. Alternatively, if car use increased as a result it could potentially have a detrimental effect on air quality. Therefore need to consider methods to encourage individuals to use other modes of transport. May lead to increased light pollution – mitigation required.
9	Minimise noise pollution	~	~	~	

10	Conserve and enhance biodiversity within the plan area.	✓	✓	✓	Redevelopment could provide opportunity to enhance the town centre environment. Good design criteria required.
11	Protect and enhance the natural, archaeological and historic environments	✓	✓	✓	Redevelopment could provide opportunity to enhance the town centre environment. Good design criteria required.
12	Improve accessibility and reduce road congestion and the need to travel	?	?	?	Promoting development in Staines may reduce congestion in the wider context as individuals won't travel to other centres – reduce need to travel. Promoting development in accessible location could encourage use of non-car based modes – further mitigation measures to encourage use of non-car based modes may be required.
13	Maintain high levels of employment and economic activity	✓✓	✓✓	✓✓	Encouraging employment related development and investment in town centre.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓✓	✓✓	✓✓	Encouraging employment related development and investment in town centre.
15	Support economic growth which is inclusive and sustainable	0	0	0	Opportunity to purchase goods and services locally. Staines market provides opportunity to purchase locally produced goods.
16	Achieve sustainable production and use of resources	✓	✓	✓	Potential to minimise number of trips made by car as provision of development at accessible location.
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Supports local economy by encouraging employment related development and investment in town centre. Concentrates major activities in an accessible location.

Negative –

Uncertain –Development opportunities may be constrained by avoiding land liable to flood.

Mitigation – Required to avoid flood risk and to encourages non car based modes of travel.

Option 10b – Keep Staines to its present size and accept that over time some trade will go to other town outside Spelthorne as they expand. (in the future)

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	~	~	~	
2	Facilitate the improved health and well-being of the whole population.	~	~	~	
3	Reduce poverty and promote social inclusion.	~	~	~	
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	x	x	x	Not taking opportunity to redevelop previously developed land.
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	?	?	?	No proactive action to improve air quality
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	0	0	0	
12	Improve accessibility and reduce road congestion and the need to travel	?	?	?	Potential increase in travel to other locations further afield – wider congestion.
13	Maintain high levels of employment and economic activity	0	x	xx	Loss of trade. Comparative reduction in position of Staines in relation to other centres.

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	x	xx	Loss of trade. Comparative reduction in position of Staines in relation to other centres.
15	Support economic growth which is inclusive and sustainable	0	0	0	No benefits
16	Achieve sustainable production and use of resources	x	x	x	Extra use of energy to travel longer distances to other locations.
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive –

Negative – Little effect in short term but role of Staines may decline over time as other centres grow.

Uncertain – May encourage longer journeys to other centres outside the Borough.

Mitigation –.

Option 11a – Support the continued role of Ashford, Shepperton and Sunbury Cross as local (shopping) centres by not allowing further loss of shops (retail floorspace)

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	0	Possible conversions to retail but not likely to have a significant effect
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Serve local communities and therefore increase potential for walking and cycling.
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Serve local communities and therefore increase potential for walking and cycling.
4	Create and maintain safer and more secure communities.	0	0	0	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	0	0	0	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	✓	✓	✓	Enabling more people to use non-car based modes could improve air quality.
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	✓	✓	✓	Enabling more people to use non-car based modes for shorter distance trips.
13	Maintain high levels of employment and economic activity	0	0	0	

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	0	0	
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	✓	✓	✓	Fewer car trips. Purchase of goods and services locally.
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Promotes local centres in providing a range of services thereby reducing the need to travel

Negative –

Uncertain –.

Mitigation –.

Option 11b – Support the continued role of Ashford, Shepperton and Sunbury Cross as local centres by allowing other developments (such as commercial and housing) even if they result in a loss of shopping

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	✓	✓	Level of housing provision would depend on nature of redevelopment but provides opportunity to provide housing in accessible locations.
2	Facilitate the improved health and well-being of the whole population.	?	?	?	Depends on scale and loss of facilities and nature of redevelopment.
3	Reduce poverty and promote social inclusion.	?	?	?	Depends on scale and loss of facilities and nature of redevelopment.
4	Create and maintain safer and more secure communities.	0	0	0	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	0	0	0	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	0	0	0	People may have to travel further to access facilities. Also depend on scale and nature of change. Potential cumulative impacts could be significant over time.
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	0	0	0	People may have to travel further to access facilities. Also depend on scale and nature of change. Potential cumulative impacts could be significant over time.

13	Maintain high levels of employment and economic activity	0	0	0	Depends on form of redevelopment.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	0	0	Depends on form of redevelopment.
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	?	?	?	May reduce opportunities for locally purchased products and services. Potential increase in trips and trip length to access shops. Depends on form of redevelopment
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Provision of more housing in accessible locations

Negative – May reduce amount of retail floorspace and lead to decline of shopping facilities.

Uncertain – Increase in journeys to access shops outside local area

Mitigation –

Option 11c – Allow retail development outside existing centres

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	x	x	x	Would compete with housing for land. Mixed development schemes could be encouraged.
2	Facilitate the improved health and well-being of the whole population.	x	x	x	Favours those who can access by car
3	Reduce poverty and promote social inclusion.	x	x	x	Favours those who can access by car
4	Create and maintain safer and more secure communities.	0	0	0	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	0	0	0	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	x	x	x	People likely to travel further to access facilities. Cumulative impact could be significant over time.
9	Minimise noise pollution	x	x	x	May increase noise through increased vehicle movements and activity.
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	x	x	x	People likely to travel further to access facilities. Cumulative impacts could be significant over time.
13	Maintain high levels of employment and economic activity	✓	✓	✓	Retains more retail employment within the Borough
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓	✓	✓	More retail opportunities in the Borough

15	Support economic growth which is inclusive and sustainable	0	0	0	No benefits
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	x	x	x	Likely increase in trips and trip length to access shops.
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Provision of more retail employment and facilities in Borough

Negative – Would compete with housing for land and increase journeys by car. Would favour those with cars.

Uncertain –.

Mitigation –.Mixed development schemes could be encouraged.

Option 12a – Only allow development that generates a lot of traffic where it is accessible by non-car based means of travel

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	0	Most of Spelthorne is relatively accessible by non-car based modes.
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Encourages cycling, walking.
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Improves accessibility for everyone and particularly those without access to a car.
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	0	0	0	
7	Reduce land contamination and safeguard soil quality and quantity.	0	0	0	
8	Ensure air quality continues to improve and pollution reduced	✓	✓	✓	Reduction in travel by car-based modes could lead to improvement in air quality.
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	✓✓	✓✓	✓✓	Reduces need to travel and improves travel choice.
13	Maintain high levels of employment and economic activity	✓	✓	✓	Greater accessibility to jobs particularly for those without access to car.

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	0	0	
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	✓	✓	✓	Reduces car-based travel
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Improves accessibility and reduces car based travel

Negative –

Uncertain –.

Mitigation –.

Option 12b – Locate development where it is most accessible to car users

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	0	Most of Spelthorne is relatively accessible by non-car based modes.
2	Facilitate the improved health and well-being of the whole population.	0	0	0	Does not encourage cycling, walking.
3	Reduce poverty and promote social inclusion.	0	0	0	Most of Spelthorne is relatively accessible by non-car based modes.
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	0	0	0	
7	Reduce land contamination and safeguard soil quality and quantity.	0	0	0	
8	Ensure air quality continues to improve and pollution reduced	x	x	x	Increase in travel by car-based modes
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	x	x	x	Increase in travel by car-based modes
13	Maintain high levels of employment and economic activity	0	0	0	Most of Spelthorne is relatively accessible by non-car based modes.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	0	0	

15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	x	x	x	Increase in travel by car-based modes
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive –

Negative – Increase in travel by car-based modes likely to increase congestion and air pollution

Uncertain –.

Mitigation –.

Option 13 – Require development that generates a lot of traffic to include measures to encourage less car use, for example subsidising public transport, provision for cyclists, car sharing schemes and less car parking.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	0	
2	Facilitate the improved health and well-being of the whole population.	✓✓	✓✓	✓✓	Particular provision for cyclists, pedestrians.
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Particular provision for cyclists, pedestrians.
4	Create and maintain safer and more secure communities.	✓	✓	✓	Provision for pedestrians.
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	✓	✓	✓	Reduction in car travel could lead to an improvement in air quality.
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	~	~	~	
11	Protect and enhance the natural, archaeological and historic environments	~	~	~	
12	Improve accessibility and reduce road congestion and the need to travel	✓✓	✓✓	✓✓	Reduction in car travel.

13	Maintain high levels of employment and economic activity	?	?	?	May act as a constraint on viability of commercial schemes, particularly car parking. Long-term benefits from reduced congestion and healthier employees.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	0	0	
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	✓	✓	✓	Reduction in car travel.
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Reduces car based travel

Negative –

Uncertain – May act as a constraint on viability of commercial schemes

Mitigation –

Option 14 – Support a rail link from Staines to Heathrow, if the environmental impact can be made acceptable

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	~	~	~	
2	Facilitate the improved health and well-being of the whole population.	0	0	0	
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Increase accessibility for all those travelling to and from Heathrow.
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	0	x	x	Mitigation measures required.
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	?	?	?	Reduces travel by car which could lead to an improvement in air quality. However, could contribute to noise/air pollution without appropriate mitigation measures being implemented.
9	Minimise noise pollution	x	x	x	Noise disturbance to SSSI
10	Conserve and enhance biodiversity within the plan area.	0	xx	x	Route through SSSI – Staines Moor. Mitigation measures to reduce impact over time and enable species to re-establish. Potential for long-term improvement with mitigation.
11	Protect and enhance the natural, archaeological and historic environments	0	xx	xx	Loss of common land and historic environment (cultural asset).

12	Improve accessibility and reduce road congestion and the need to travel	0	✓	✓	Potential to reduce travel by car.
13	Maintain high levels of employment and economic activity	0	✓	✓	Could increase accessibility into area; make Staines more attractive to businesses and increasing accessibility to jobs.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	0	0	
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	✓	✓	✓	Reduce travel by car.
17	Maintain and improve the water quality of the region's rivers and groundwater	?	?	?	Construction effects would require mitigation.
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Improves accessibility of Heathrow Airport by non car modes

Negative – Significant impacts on Staines town centre and biodiversity

Uncertain – Short term construction impacts and possible improvements to air quality/pollution levels.

Mitigation – Extensive mitigation required to deal with town centre impacts and flooding and biodiversity issues.

Option 15a – Improve areas of poor quality landscape and create new habitats of nature conservation value by seeking developer contributions for improvement schemes.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	0	Might impact on long-term supply of housing
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Better environment could improve health and well-being
3	Reduce poverty and promote social inclusion.	~	~	~	
4	Create and maintain safer and more secure communities.	✓	✓	✓	Designing out crime. Improving poor areas to discourage crime.
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	0	0	0	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	✓	✓	✓	Opportunity to improve biodiversity and create new habitats. Potential benefits particularly in long-term.
11	Protect and enhance the natural, archaeological and historic environments	✓	✓	✓	Potential benefits.
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	0	0	0	May affect viability of development.

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	0	0	May affect viability of development.
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Potential improvements to the landscape could improve health and well-being

Negative –

Uncertain – Requiring developer contributions may affect viability of development

Mitigation –

Option 15b –No proactive action to improve areas of poor quality landscape

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	0	Might impact on long-term supply of housing
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Better environment could improve health and well-being
3	Reduce poverty and promote social inclusion.	~	~	~	
4	Create and maintain safer and more secure communities.	✓	✓	✓	Designing out crime. Improving poor areas to discourage crime.
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	0	0	0	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	✓	✓	✓	Opportunity to improve biodiversity and create new habitats. Potential benefits particularly in long-term.
11	Protect and enhance the natural, archaeological and historic environments	✓	✓	✓	Potential benefits.
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	0	0	0	May affect viability of development.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	0	0	May affect viability of development.

15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary -

Positive – Potential improvements to the landscape could improve health and well-being

Negative –

Uncertain – Requiring developer contributions may affect viability of development

Mitigation –

Option 16a – Protect existing public open space and land used for sport and recreation

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	?	Housing capacity study demonstrates ability to provide enough housing to meet structure plan requirements without using areas of open space.
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Importance of open space and recreational facilities for exercise and health. Would not resolve existing deficiencies
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Access to open space and recreation – social inclusion.
4	Create and maintain safer and more secure communities.	?	?	?	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	✓	✓	✓	Encourage use of previously developed land.
7	Reduce land contamination and safeguard soil quality and quantity.	0	0	0	
8	Ensure air quality continues to improve and pollution reduced	0	0	0	Maintain air quality in locality.
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	✓	✓	✓	Conserves current levels of biodiversity. Contribution to biodiversity could be greater with appropriate management.
11	Protect and enhance the natural, archaeological and historic environments	✓	✓	✓	Scope for enhancement.
12	Improve accessibility and reduce road congestion and the need to travel	✓	✓	✓	Maintaining green space that is accessible by non car-based modes.
13	Maintain high levels of employment and economic activity	~	~	~	

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	✓	✓	✓	Maintaining green space that is accessible by non car-based modes.
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	
<p>Summary Positive – protects biodiversity Negative – Uncertain – Recreational space available to promote health and well-being, although does not resolve existing deficiencies Mitigation –</p>					

Option 16b – Always require provision of open space in new development

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	?	May affect viability
2	Facilitate the improved health and well-being of the whole population.	✓✓	✓✓	✓✓	Importance of open space and recreational facilities for exercise and health.
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Access to open space and recreation – social inclusion.
4	Create and maintain safer and more secure communities.	?	?	?	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	0	0	0	No benefit
7	Reduce land contamination and safeguard soil quality and quantity.	0	0	0	No benefit
8	Ensure air quality continues to improve and pollution reduced	0	0	0	Maintain air quality in locality.
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	✓	✓	✓	Conserves current levels of biodiversity. Contribution to biodiversity could be greater with appropriate management.
11	Protect and enhance the natural, archaeological and historic environments	✓	✓	✓	Scope for enhancement.
12	Improve accessibility and reduce road congestion and the need to travel	✓	✓	✓	Maintaining and providing green space that is accessible by non car-based modes.
13	Maintain high levels of employment and economic activity	~	~	~	

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	
15	Support economic growth which is inclusive and sustainable	0	0	0	Need for mitigation for any potential light pollution associated with sports activities.
16	Achieve sustainable production and use of resources	✓	✓	✓	Maintaining green space that is accessible by non car-based modes.
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive –Ensures accessible recreational space available to promote health and well-being

Negative –

Uncertain – Requiring provision may affect viability of development

Mitigation – Seek design solution to delivering high density urban developments with green space

Option 16c – Require all development to make a financial contribution to providing open space in the Borough

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	?	Housing capacity study demonstrates ability to provide enough housing to meet structure plan requirements without using areas of open space.
2	Facilitate the improved health and well-being of the whole population.	✓✓	✓✓	✓✓	Importance of open space and recreational facilities for exercise and health.
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Access to open space and recreation – social inclusion.
4	Create and maintain safer and more secure communities.	?	?	?	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	✓	✓	✓	Encourage use of previously developed land.
7	Reduce land contamination and safeguard soil quality and quantity.	0	0	0	
8	Ensure air quality continues to improve and pollution reduced	0	0	0	Maintain air quality in locality.
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	✓	✓	✓	Conserves current levels of biodiversity. Contribution to biodiversity could be greater with appropriate management.
11	Protect and enhance the natural, archaeological and historic environments	✓	✓	✓	Scope for enhancement.
12	Improve accessibility and reduce road congestion and the need to travel	?	?	?	May not be provided in most accessible locations
13	Maintain high levels of employment and economic activity	~	~	~	

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	
15	Support economic growth which is inclusive and sustainable	0	0	0	Need for mitigation for any potential light pollution associated with sports activities.
16	Achieve sustainable production and use of resources	?	?	?	May not be provided in most accessible locations
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive –Ensures recreational space available to promote health and well-being

Negative –

Uncertain – Requiring developer contributions may affect viability of development and may not deliver in most accessible locations

Mitigation –

Option 16d – No requirement for open space

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	0	0	0	No impact on housing provision
2	Facilitate the improved health and well-being of the whole population.	x	x	x	Importance of open space and recreational facilities for exercise and health.
3	Reduce poverty and promote social inclusion.	x	x	x	Open space and recreational opportunities less accessible
4	Create and maintain safer and more secure communities.	?	?	?	
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	✓	✓	✓	Encourages use of previously developed land.
7	Reduce land contamination and safeguard soil quality and quantity.	0	0	0	
8	Ensure air quality continues to improve and pollution reduced	0	0	x	Likely to result in need to travel in the long term to reach open space and recreational opportunities
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	x	x	x	Loss of habitats
11	Protect and enhance the natural, archaeological and historic environments	0	0	0	May affect setting
12	Improve accessibility and reduce road congestion and the need to travel	x	x	x	Likely to result in need to travel in the long term to reach open space and recreational opportunities
13	Maintain high levels of employment and economic activity	~	~	~	
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	

15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	x	x	x	Likely to result in need to travel in the long term to reach open space and recreational opportunities
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive – Encourages best use of pdl by allowing higher density development

Negative – Loss of habitats and likely to result in need to travel in the long term to reach open space and recreational opportunities

Uncertain –

Mitigation –

Option 17 – Focus efforts on improving the environment in more deprived areas of the Borough.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	~	~	~	
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Benefits derived from enhancing areas of poor environment.
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Benefits derived from enhancing areas of poor environment.
4	Create and maintain safer and more secure communities.	✓	✓	✓	Benefits derived from enhancing areas of poor environment.
5	Minimising the harm from flooding	~	~	~	
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	~	~	~	
10	Conserve and enhance biodiversity within the plan area.	?	?	?	Opportunities for enhancement.
11	Protect and enhance the natural, archaeological and historic environments	0	0	0	
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	~	~	~	
14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	~	~	~	

15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	~	~	~	
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	~	~	~	

Summary

Positive –Creates opportunities for social benefits to promote health and well-being

Negative –

Uncertain – May also be benefits for urban biodiversity

Mitigation –

Option 18 – Promote higher standards of design in new development and ensure that new developments and open spaces are attractive and accessible to all.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	~	~	~	
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓	Improve environment.
3	Reduce poverty and promote social inclusion.	✓	✓	✓	Access for all.
4	Create and maintain safer and more secure communities.	✓	✓	✓	Designing out crime.
5	Minimising the harm from flooding	?	?	?	Design to minimise risk.
6	Make the best use of previously developed land and existing buildings	✓	✓	✓	Could facilitate good use of previously developed land. Not sufficient on its own. Possibility of re-using existing buildings.
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	~	~	~	
9	Minimise noise pollution	✓	✓	✓	Could reduce noise pollution.
10	Conserve and enhance biodiversity within the plan area.	✓	✓	✓	Potential to improve biodiversity, opportunities for creation of new habitats.
11	Protect and enhance the natural, archaeological and historic environments	✓	✓	✓	Respects setting of historic environment. Sympathetic design.
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	~	~	~	

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓	✓	✓	Good design can minimise the quantities of materials required and sourcing.
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	✓	✓	✓	Design sustainable water management measures into developments such as water meters. Designing recycling facilities into developments.
17	Maintain and improve the water quality of the region's rivers and groundwater	✓	✓	✓	Design sustainable water management measures into developments such as water meters.
18	Increase the production and use of renewable energy/fuels.	✓✓	✓✓	✓✓	Taking advantage of measures to increase energy efficiency such as maximising solar gain, insulation etc.

Summary

Positive – Higher design standards have positive impacts over a wide range of sustainability indicators

Negative –

Uncertain –

Mitigation –

Option 19 – Require new development to include energy conservation measures and encourage greater use of renewable energy and recycling in new development.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	x	0	0	Initial costs could affect viability of schemes in short-term. Possible longer-term benefits.
2	Facilitate the improved health and well-being of the whole population.	✓	✓	✓✓	Cumulative long-term benefits.
3	Reduce poverty and promote social inclusion.	?	?	?	
4	Create and maintain safer and more secure communities.	~	~	~	
5	Minimising the harm from flooding	0	0	0	Effects on climate change could reduce flood risk in very long term on a global scale.
6	Make the best use of previously developed land and existing buildings	~	~	~	
7	Reduce land contamination and safeguard soil quality and quantity.	~	~	~	
8	Ensure air quality continues to improve and pollution reduced	0	0	0	Potential effects on air quality on global scale.
9	Minimise noise pollution	0	0	0	
10	Conserve and enhance biodiversity within the plan area.	0	0	0	
11	Protect and enhance the natural, archaeological and historic environments	0	0	0	Potential negative impact on listed buildings.
12	Improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	~	~	~	

14	Provide for appropriate commercial development opportunities to meet the needs of the economy.	?	?	?	May affect viability.
15	Support economic growth which is inclusive and sustainable	~	~	~	
16	Achieve sustainable production and use of resources	✓✓	✓✓	✓✓	Sustainable water management measures such as water meters. Recycling and waste disposal facilities. Require measures to increase energy efficiency such as maximising solar gain, insulation etc.
17	Maintain and improve the water quality of the region's rivers and groundwater	~	~	~	
18	Increase the production and use of renewable energy/fuels.	✓✓	✓✓	✓✓	Require incorporation of renewable energy initiatives.

Summary

Positive – potential benefits in terms of energy conservation and use of resources.

Negative – short term initial costs could affect viability of schemes

Uncertain – long term effects

Mitigation –

Appendix 4 – Appraisal matrices for Core Strategy Policies

Policy CS1:

The locational strategy will be based on making provision for new development within existing urban areas, protecting the Green Belt and avoiding breach of flooding constraints.

The effective use of existing urban land will be encouraged by supporting and promoting acceptable proposals for redevelopment and re-use while ensuring high quality design and respecting environmental safeguards.

Outside existing urban areas the Green Belt will be maintained following its existing boundary.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	✓	✓	✓	It can reasonably be assumed that the Policy would facilitate the provision of housing. There is no definite commitment, however. This is made in Policy 2. Housing projections indicate that the housing allocation for the Borough can be met. Delivery may require high densities.
2	To facilitate the improved health and well-being of the whole population	0	0	0	May be positive, but difficult to demonstrate a significant link at this stage.
3	To reduce poverty and promote social inclusion	~	~	~	
4	To create and maintain safer and more secure communities	~	~	~	
5	To minimise the harm from flooding	✓✓	✓✓	✓✓	A specific DC policy would be required to ensure benefits are achieved and development not in flood risk areas (run-off)
6	To make the best use of previously developed land and existing buildings	✓✓	✓✓	✓✓	Most urban land is likely to be pdl.
7	To reduce land contamination and safeguard soil quality and quantity	✓	✓	✓	The policy would not contribute to increasing contaminated land, but would assist with the remediation of urban land which is contaminated. Agricultural land would be protected.
8	To ensure air quality continues to improve	0	0	0	Locational strategies could affect air quality, although this policy is not sufficiently detailed to discern the exact impact.

9	To minimise noise pollution	?	?	?	Given the proximity to Heathrow and the M25, avoiding development in areas subject to high noise could be added as a specific constraint.
10	To conserve and enhance biodiversity within the plan area	✓✓	✓✓	✓✓	Nationally designated habitats are generally protected, but the need to protect urban biodiversity may require a specific reference.
11	To protect and enhance the natural, archaeological and historic environments	?	?	?	Rural landscapes are protected. The emphasis on urban locations may, however, have an adverse impact on the archaeological or historical environments. Appropriate environmental safeguards could include the protection of these and the quality of design.
12	To improve accessibility and reduce road congestion and the need to travel	?	?	?	By focusing on urban areas for development, it is placed in the most accessible locations. In the long term, however, the avoidance of congestion relies on measures to reduce the use of the car. Flooding constraints may limit the ability to deliver housing in Staines Town Centre.
13	Maintain high levels of employment and economic activity	✓	✓	✓	It is reasonable to assume that the benefits identified in 14, below, will deliver employment.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy	✓	✓	✓	It can reasonably be assumed that the Policy would facilitate the provision of employment land. There is no definite commitment, however. This is made in Policy 3. Projections indicate that the need for employment land in the Borough can be met whilst allowing the loss of some employment land.
15	Support economic growth by ensuring the adequate supply of labour with appropriate skills	~	~	~	
16	To achieve sustainable production and use of resources	~	~	~	
17	To maintain and improve the water quality of the District's rivers and groundwater	~	~	~	
18	To increase the production and use of renewable energy/fuels.	~	~	~	

Policy CS2:

Provision will be made for housing sufficient to meet the draft South East Plan allocation to Spelthorne for an average of 150 dwellings per annum. Within the overall total the Council will require a mix of tenure, size and type to meet identified housing needs, including seeking 40% of the total to be in the form of affordable housing.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	✓✓	✓✓	✓✓	
2	To facilitate the improved health and well-being of the whole population	✓	✓	✓	Meeting need
3	To reduce poverty and promote social inclusion	✓✓	✓✓	✓✓	Meeting need
4	To create and maintain safer and more secure communities	~	~	~	
5	To minimise the harm from flooding	~	~	~	
6	To make the best use of previously developed land and existing buildings	~	~	~	
7	To reduce land contamination and safeguard soil quality and quantity	~	~	~	
8	To ensure air quality continues to improve and pollution is reduced	~	~	~	
9	To minimise noise pollution	~	~	~	
10	To conserve and enhance biodiversity within the plan area	~	~	~	
11	To protect and enhance the natural, archaeological and historic environments	~	~	~	
12	To improve accessibility and reduce road congestion and the need to travel	✓	✓	✓	Not providing housing in Spelthorne could lead to an increase of in-commuting
13	Maintain high levels of employment and economic activity	~	~	~	

14	Provide for appropriate commercial development opportunities to meet the needs of the economy	~	~	~	
15	Support economic growth by ensuring the adequate supply of labour with appropriate skills	✓	✓	✓	Provision of housing in Spelthorne would contribute to ensuring a labour supply.
16	To achieve sustainable production and use of resources	~	~	~	
17	To maintain and improve the water quality of the District's rivers and groundwater	~	~	~	
18	To increase the production and use of renewable energy/fuels.	~	~	~	

Policy CS3:

The sustainable development of the Spelthorne economy will be supported taking account of anticipated trends in the workforce and employment demand.

Provision will be made for employment development by safeguarding and encouraging the effective use of designated Employment Land and by supporting employment development in the Borough's town centres compatible with the scale and role of the centre concerned.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	~	~	~	
2	To facilitate the improved health and well-being of the whole population	✓	✓	✓	Employment opportunities will improve income
3	To reduce poverty and promote social inclusion	✓	✓	✓	Improving workforce skills could deliver more benefits
4	To create and maintain safer and more secure communities	0	0	0	High employment may be linked to low levels of crime.
5	To minimise the harm from flooding	~	~	~	
6	To make the best use of previously developed land and existing buildings	✓	✓	✓	The policy could encourage further benefits if higher density and mixed use pursued.
7	To reduce land contamination and safeguard soil quality and quantity	~	~	~	
8	To ensure air quality continues to improve and pollution is reduced	~	~	~	
9	To minimise noise pollution	0	0	0	This is a less sensitive use than residential and less likely to suffer an adverse impact. The detailed DC policy should seek to separate noisy employment uses from sensitive areas (housing, hospitals, schools)
10	To conserve and enhance biodiversity within the plan area	~	~	~	

11	To protect and enhance the natural, archaeological and historic environments	~	~	~	
12	To improve accessibility and reduce road congestion and the need to travel	✓	✓	✓	The policy seeks to locate employment in the most accessible locations.
13	Maintain high levels of employment and economic activity	✓	✓	✓	Employment opportunities
14	Provide for appropriate commercial development opportunities to meet the needs of the economy	✓	✓	✓	The policy is not identifying any new land, rather it is safeguarding existing and seek a sustainable level of growth. The impact depends on what needs are to be met.
15	Support economic growth by ensuring the adequate supply of labour with appropriate skills	✓	✓	✓	Clarify what the anticipated trends would be. The policy could seek to identify a stronger means by which to ensure the balance between the employment and skills match.
16	To achieve sustainable production and use of resources	~	~	~	
17	To maintain and improve the water quality of the District's rivers and groundwater	~	~	~	
18	To increase the production and use of renewable energy/fuels.	0	0	0	Viability of CHP increased. Policy should encourage exploration of opportunities.

Policy CS4:

Town centres will remain the focus for new retail development in the Borough.

The continued improvement of Staines as the Borough’s principal town centre will be sought. Provision will be made for further retailing and related services, and employment development in suitable locations and of an appropriate scale. Improvements in access to the town centre, particularly by non car-based modes will be encouraged.

The role of Ashford, Shepperton and Sunbury Cross as local shopping centres will be maintained and opportunities will be sought for their improvement. The role of smaller parades in serving their local neighbourhood will also be maintained.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	~	~	~	
2	To facilitate the improved health and well-being of the whole population	0	0	0	Facilitates employment, but no more than a marginal impact
3	To reduce poverty and promote social inclusion	0	0	0	Accessible service and employment
4	To create and maintain safer and more secure communities	~	~	~	
5	To minimise the harm from flooding	x	x	x	Staines TC in an area liable to flood. Employment uses are less sensitive than residential. However, additional building could increase run-off and/or impede flow in times of flood. Detailed DC policy will need to identify specific mitigation. The majority of people who are likely to be at risk from flooding are in existing development.
6	To make the best use of previously developed land and existing buildings	✓	✓	✓	Urban land and pdl
7	To reduce land contamination and safeguard soil quality and quantity	0	0	0	The policy would avoid the need to develop greenfield, but not necessarily have an influence on contaminated land.

8	To ensure air quality continues to improve and pollution is reduced	?	?	?	Multi purpose trips and public transport versus dispersed development. A need for additional retail use has been identified. Without provision, residents may travel out of Spelthorne. Conversely, Staines Town Centre has an air quality issue. Promoting additional journeys into Staines should not be pursued without mitigation measures. Supporting smaller centres enables people to use local centres and avoid longer journeys.
9	To minimise noise pollution	~	~	~	
10	To conserve and enhance biodiversity within the plan area	~	~	~	
11	To protect and enhance the natural, archaeological and historic environments	?	?	?	The policy does not preclude protection, but the specific dc and site allocation policies will need to address.
12	To improve accessibility and reduce road congestion and the need to travel	?	?	?	Successful improvement in accessibility and supporting smaller centres would reduce congestion. Conversely, the policy would add to congestion without other measures. Mixed residential and retail development would further reduce the need to travel.
13	Maintain high levels of employment and economic activity	✓	✓	✓	Synergistically positive impact on employment.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy	✓	✓	✓	Smart growth
15	Support economic growth by ensuring the adequate supply of labour with appropriate skills	~	~	~	
16	To achieve sustainable production and use of resources	~	~	~	
17	To maintain and improve the water quality of the District's rivers and groundwater	~	~	~	
18	To increase the production and use of renewable energy/fuels.	0	0	0	Viability of CHP increased. Policy should encourage exploration of opportunities.

Policy CS5:

Services and facilities to meet the needs of the community will be provided.

New developments that individually or cumulatively add to requirements for infrastructure and services will be expected to contribute to the provision of necessary improvements.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	~	~	~	
2	To facilitate the improved health and well-being of the whole population	✓	✓	✓	The provision of Open Space, health services and other infrastructure could be pursued through this policy.
3	To reduce poverty and promote social inclusion	✓	✓	✓	
4	To create and maintain safer and more secure communities	✓	✓	✓	Likely to be positive, but the type of facilities, service and infrastructure should be defined.
5	To minimise the harm from flooding	~	~	~	
6	To make the best use of previously developed land and existing buildings	~	~	~	
7	To reduce land contamination and safeguard soil quality and quantity	~	~	~	
8	To ensure air quality continues to improve and pollution is reduced	~	~	~	
9	To minimise noise pollution	~	~	~	
10	To conserve and enhance biodiversity within the plan area	~	~	~	
11	To protect and enhance the natural, archaeological and historic environments	~	~	~	

12	To improve accessibility and reduce road congestion and the need to travel	✓	✓	✓	The policy would need to clarify ensuring accessibility to services for local communities. The policy could also seek to maintain existing centres.
13	Maintain high levels of employment and economic activity	~	~	~	
14	Provide for appropriate commercial development opportunities to meet the needs of the economy	~	~	~	
15	Support economic growth by ensuring the adequate supply of labour with appropriate skills	0	0	0	Services and facilities could include the skills council
16	To achieve sustainable production and use of resources	~	~	~	
17	To maintain and improve the water quality of the District's rivers and groundwater	~	~	~	
18	To increase the production and use of renewable energy/fuels.	~	~	~	

Policy CS6:

The Council will seek to maintain and improve the quality of the environment of the Borough. It will:

- a) Safeguard and look for opportunities to protect and enhance areas of existing environmental character including sites of nature conservation value, areas of landscape value, the Borough’s historic and cultural heritage (including historic buildings and Conservation Areas) and open space of amenity and recreation value.
- b) Promote the improvement of poor quality environments both within and outside existing urban areas.
- c) Ensure the design and layout of new development is to a high standard and respects the environment of the area in which it is situated
- d) Contribute to improving air quality in the Borough through considering the air quality implications of

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	✓	✓	✓	C – good design
2	To facilitate the improved health and well-being of the whole population	✓	✓	✓	A – protect/improve landscape; B – improved environment; D – improve air quality
3	To reduce poverty and promote social inclusion	✓	✓	✓	B – improved environment; C – improved environment
4	To create and maintain safer and more secure communities	✓	✓	✓	C – safety should be covered in detailed policy
5	To minimise the harm from flooding	0	0	0	C – Assuming SUDS could be included in detailed policy or Policy 7
6	To make the best use of previously developed land and existing buildings	~	~	~	
7	To reduce land contamination and safeguard soil quality and quantity	~	~	~	

8	To ensure air quality continues to improve and pollution is reduced	✓	✓	✓	D – supports the objective
9	To minimise noise pollution	0	0	0	A – Covered generally, detailed policy should be more explicit; C – Covered generally, detailed policy should be more explicit
10	To conserve and enhance biodiversity within the plan area	✓	✓	✓	A – policy does not clarify how biodiversity would be enhanced
11	To protect and enhance the natural, archaeological and historic environments	✓	✓	✓	Supports objective
12	To improve accessibility and reduce road congestion and the need to travel	~	~	~	
13	Maintain high levels of employment and economic activity	~	~	~	
14	Provide for appropriate commercial development opportunities to meet the needs of the economy	~	~	~	
15	Support economic growth by ensuring the adequate supply of labour with appropriate skills	~	~	~	
16	To achieve sustainable production and use of resources	✓	✓	✓	
17	To maintain and improve the water quality of the District's rivers and groundwater	✓	✓	✓	Supports the objective
18	To increase the production and use of renewable energy/fuels.	~	~	~	

Policy CS7:

The Council will aim to minimise the impact of climate change.

It will seek to reduce the impact of new development in contributing to climate change by:

- a) Promoting the inclusion of provision for renewable energy, energy conservation and recycling facilities in new developments
- b) Ensuring development is located in a way that reduces the need to travel and encourages alternatives to car use
- c) Supporting initiatives, including travel plans, to encourage non car-based travel





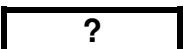
It will encourage provision for renewable energy, energy conservation and recycling facilities to serve existing development.

It will also seek to ensure that the location, design and layout of new development takes account of anticipated climate change.

Sustainability Appraisal Objectives		Assessment			Comments/Proposed mitigation
		Short	Medium	Long	
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	?	?	?	May adversely impact viability
2	To facilitate the improved health and well-being of the whole population	✓	✓	✓	
3	To reduce poverty and promote social inclusion	?	✓	✓	Energy security and efficiency vs short term cost of housing. Temporarily high costs whilst new measures.
4	To create and maintain safer and more secure communities	~	~	~	
5	To minimise the harm from flooding	✓	✓	✓	Dependent on the follow up of detailed policy: SUDS. Development taking account of anticipated climate change. Holding water up. Flood Risk Assessment.
6	To make the best use of previously developed land and existing buildings	~	~	~	
7	To reduce land contamination and safeguard soil quality and quantity	~	~	~	
8	To ensure air quality continues to improve and pollution is reduced	✓	✓	✓	With respect to greenhouse gases – revisit? Split?

9	To minimise noise pollution	~	~	~	
10	To conserve and enhance biodiversity within the plan area	?	?	?	Habitat adaptability – flora and fauna.
11	To protect and enhance the natural, archaeological and historic environments	~	~	~	
12	To improve accessibility and reduce road congestion and the need to travel	✓	✓	✓	
13	Maintain high levels of employment and economic activity	0	0	0	Likely to be a positive relationship, but difficult to demonstrate a direct link.
14	Provide for appropriate commercial development opportunities to meet the needs of the economy	0	0	0	
15	Support economic growth by ensuring the adequate supply of labour with appropriate skills	0	0	0	
16	To achieve sustainable production and use of resources	✓	✓	✓	Sustainable management of waste
17	To maintain and improve the water quality of the District's rivers and groundwater	0	0	0	
18	To increase the production and use of renewable energy/fuels.	?	✓	✓	2010 target?

Appendix 5 – Appraisal matrices for Allocations DPD

	Adverse
	Neutral
	No impact
	Positive
	Uncertain

28-44 Feltham Road, Ashford (P/001/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	+
The site is not in or adjacent to a 1:100 or 1:1000 year flood area. It is reasonable to assume that improved non-fluvial water management could be delivered through development.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	+
The site is previously developed land and would be suitable for a density of at least 35 dwellings per hectare.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	?
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	+
The site is not within 100m of a known NO ₂ hot spot. Projected residential movements at the site will represent only 52% of existing site traffic movements in the am peak.	
SA Objective 9	
Minimise noise pollution	+
The site would be likely to be classified in NEC A.	

SA Objective 10		
Conserve and enhance biodiversity within the plan area		
No direct impacts are considered to be likely. It would be possible for improved landscaping and green space to be created through development.		+
SA Objective 11		
Protect and enhance the natural, archaeological and historic environments		
The site lies within an Area of High Archaeological Potential. A desk top survey would be required to determine whether any further investigation was necessary prior to development.		-
SA Objective 12		
Improve accessibility and reduce road congestion and the need to travel		
Schools, open space, a post office and a health centre lie within 10 minutes walking distance. Public transport is available to Ashford Hospital. Residents would rely on the private car to reach other services and facilities, including a public leisure centre.		+
Projected residential movements at the site will represent only 52% of existing site traffic movements in the am peak.		
SA Objective 13		
Maintain high levels of employment and economic activity		
Existing employment use would be displaced, requiring relocation.		-
SA Objective 14		
Provide for appropriate commercial development opportunities to meet the needs of the economy.		0
Sufficient land exists in the Borough to meet demand and allow redevelopment of this site for housing.		
SA Objective 15		
Support economic growth which is inclusive, and sustainable		0
No opportunities for improving the skill base of local people or improving productivity have been identified.		
SA Objective 16		
Achieve sustainable production and use of resources		
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.		0
SA Objective 17		
Maintain and improve the water quality of the region's rivers and groundwater		
There are no known aquifers which would be affected by development. Sustainable urban drainage is likely to be possible.		+
SA Objective 18		
Increase the production and use of renewable energy/fuels		

Renewable energy technologies could be incorporated, but larger scale renewable energy capacity and CHP could only be delivered through a co-ordinated approach with other development in the area.	0
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158-166 Feltham Road, Ashford (P/002/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	+
The site is not in or adjacent to a 1:100 or 1:1000 year flood area. It is reasonable to assume that improved non-fluvial water management could be delivered through development.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	+
The site is previously developed land and would be suitable for a density of at least 35 dwellings per hectare.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	?
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	+

The site is not within 100m of a known NO2 hot spot. Predicted residential movements at the site represent only 40% of existing projected traffic movements in the am peak.	
SA Objective 9	
Minimise noise pollution	+
The site would be likely to be classified within NEC A.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	+
No direct impacts are considered to be likely. It would be possible for improved landscaping and green space through development. The site adjoins an SNCI. It is likely that this may facilitate the delivery of BAP targets.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	
No impacts identified.	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	+
Schools, open space, a post office and a health centre lie within 10 minutes walking distance. Public transport is available to Ashford Hospital. Residents would rely on the private car to reach other services and facilities, including a public leisure centre. Predicted residential movements at the site represent only 37% of existing projected traffic movements in the am peak.	
SA Objective 13	
Maintain high levels of employment and economic activity	-
Existing employment use would be displaced, requiring relocation.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	0
Sufficient land exists in the Borough to meet demand and allow redevelopment of this site for housing.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	0
No opportunities for improving the skill base of local people or improving productivity have been identified.	
SA Objective 16	
Achieve sustainable production and use of resources	0
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	
SA Objective 17	

Maintain and improve the water quality of the region's rivers and groundwater	+
There are no known aquifers which would be affected by development. Sustainable urban drainage is likely to be possible.	
SA Objective 18	
Increase the production and use of renewable energy/fuels	0
Renewable energy technologies could be incorporated, but larger scale renewable energy capacity and CHP could only be delivered through a co-ordinated approach with other development in the area.	

Feltham Hill Road and Poplar Road (P/011/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	+
The site is not in or adjacent to a 1:100 or 1:1000 year flood area. It is reasonable to assume that improved non-fluvial water management could be delivered through development.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	+
The site is previously developed land and would be suitable for a density of at least 35 dwellings per hectare.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	?

A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	+
The site is not within 100m of a known NO2 hot spot. Projected residential movements at the site will represent only 37% of existing site traffic movements in the am peak.	
SA Objective 9	
Minimise noise pollution	+
The site would be likely to be classified within NEC A.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	+
No direct impacts are considered to be likely. It would be possible for improved landscaping and green space to be created through development.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	0
No impacts identified.	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	+
Schools, open space, a post office and a health centre lie within 10 minutes walking distance. Public transport is available to Ashford Hospital. Residents would rely on the private car to reach other services and facilities, including a public leisure centre. Projected residential movements at the site will represent only 37% of existing site traffic movements in the am peak.	
SA Objective 13	
Maintain high levels of employment and economic activity	-
Existing employment use would be displaced, requiring relocation.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	0
Sufficient land exists in the Borough to meet demand and allow redevelopment of this site for housing.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	0
No opportunities for improving the skill base of local people or improving productivity have been identified.	
SA Objective 16	
Achieve sustainable production and use of resources	0
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site	

conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	+
There are no known aquifers which would be affected by development. Sustainable urban drainage is likely to be possible.	
SA Objective 18	
Increase the production and use of renewable energy/fuels	0
Renewable energy technologies could be incorporated, but larger scale renewable energy capacity and CHP could only be delivered through a co-ordinated approach with other development in the area.	

Harrow Road (P/031/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	
Reduce poverty and promote social inclusion.	+
The site lies in an area with a relatively low IMD score for the Borough. An improvement could be delivered through high quality landscaping.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	+
The site is not in or adjacent to a 1:100 or 1:1000 year flood area. It is reasonable to assume that improved non-fluvial water management could be delivered through development.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	

The site is previously developed land and would be suitable for a density of at least 35 dwellings per hectare.	+
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	?
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	+
The site is not within 100m of a known NO2 hot spot. Existing site movements represent just 0.0056% of total movements on the A30 at this point. As projected flows remain the same the proportion of residential movement to commercial does not change for residential use.	
SA Objective 9	
Minimise noise pollution	0
The site would be likely to be classified within NEC A, although it may be affected by rail traffic.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	+
No direct impacts are considered to be likely. It would be possible for improved landscaping and green space to be created through development. The site adjoins an SNCI. It is likely that this may facilitate the delivery of BAP targets.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	0
No impacts identified.	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	0
Schools and open space lie within 10 minutes walking distance. Public transport is available to Ashford Hospital. Residents would, however, rely on the private car to reach other services facilities, including a post office and public leisure centre. Existing site movements represent just 0.0056% of total movements on the A30 at this point. As projected flows remain the same the proportion of residential movement to commercial does not change for residential use.	
SA Objective 13	
Maintain high levels of employment and economic activity	-
Existing employment use would be displaced, requiring relocation.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	0
Sufficient land exists in the Borough to meet demand and allow redevelopment of this site for housing.	
SA Objective 15	

Support economic growth which is inclusive, and sustainable	
No opportunities for improving the skill base of local people or improving productivity have been identified.	0
SA Objective 16	
Achieve sustainable production and use of resources	
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	
There are no known aquifers which would be affected by development. Sustainable urban drainage is likely to be possible.	+
SA Objective 18	
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated, but larger scale renewable energy capacity and CHP could only be delivered through a co-ordinated approach with other development in the area.	0

Gresham Road (P/028/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	+
SA Objective 2	
Facilitate the improved health and well being of the whole population	
Adequate open space exists locally and walking and cycling could be provided for.	+
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	
It is likely that highway safety requirements could be met for road access to the site.	+
SA Objective 5	
Minimise the harm from flooding	

Predominantly in Flood Risk Area Zone 1, but partly in Zone 2 and adjacent to an area within Zone 3a. If taken forward as an allocation, conformity with the sequential test of PPS25 would need to be demonstrated and Flood Risk Assessment would be required to ascertain any need for mitigation prior to development.	?
SA Objective 6	
Make the best use of previously developed land and existing buildings	
The site is previously developed land and would be suitable for a density of at least 35 dwellings per hectare.	+
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	?
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	
The site is not within 100m of a known NO ₂ hot spot. Projected residential movements at the site will represent only 81% of existing site traffic movements in the am peak.	+
SA Objective 9	
Minimise noise pollution	0
The site would be likely to be classified within NEC A, although it may be affected by rail traffic.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	0
No direct impacts are considered to be likely. It would be possible for improved landscaping and green space to be created through development.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	
No significant impacts identified	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	
Primary and Secondary schools can be accessed on foot, although accessibility to other services would rely on public transport and private cars. Adjacent to Staines railway station and bus stops. Projected residential movements at the site will represent only 81% of existing site traffic movements in the am peak.	+
SA Objective 13	
Maintain high levels of employment and economic activity	-
Existing employment use would be displaced, requiring relocation.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	0

Sufficient land exists in the Borough to meet demand and allow redevelopment of this site for housing.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	
No opportunities for improving the skill base of local people or improving productivity have been identified.	0
SA Objective 16	
Achieve sustainable production and use of resources	
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	
There are no known aquifers which would be affected by development. Sustainable urban drainage may be difficult due to site lying adjacent to a 1:1000 flood area.	?
SA Objective 18	
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area.	+

Govett Avenue (Rodd Estate) (P/008/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	+
SA Objective 2	
Facilitate the improved health and well being of the whole population	
Adequate open space exists locally and walking and cycling could be provided for. Development could improve access to open space to the north and the health centre could be relocated within the development.	+
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	+

It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	
1.1 Within Flood Risk Area Zone 2 and Zone 3a Given the level of flood risk in the area, if taken forward as an allocation, conformity with the exceptions test of PPS25 on the basis of the contribution to role of Shepperton Town Centre. A Flood Risk Assessment would be required to identify appropriate mitigation prior to development and whether betterment can be delivered.	?
SA Objective 6	
Make the best use of previously developed land and existing buildings	
The site is previously developed land and would be suitable for a density of at least 35 dwellings per hectare.	+
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	?
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	
Shepperton High Street and Green Lane NO ₂ exceedance predicted in 2010. Residents would be likely to access services and facilities on foot in these locations. Total projected traffic flows would be lower in the am peak compared with projections for potential current use.	?
SA Objective 9	
Minimise noise pollution	
The site would be likely to be classified within NEC A, although it may be affected by road traffic.	0
SA Objective 10	
Conserve and enhance biodiversity within the plan area	
No direct impacts are considered to be likely. It would be possible for improved landscaping and green space to be created through development. The site adjoins an SNCI. It is likely that this may facilitate the delivery of BAP targets.	+
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	
No impacts identified.	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	
Schools, open space a post office and major health centre all lie within 10 minutes walking distance. Public transport includes a frequent rail service within 20 minutes walk. Residents would rely on the private car to reach a public leisure centre. Total projected traffic flows would be lower in the am peak compared with projections for potential current use.	+

SA Objective 13	
Maintain high levels of employment and economic activity	-
Existing employment use would be displaced, requiring relocation.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	0
Sufficient land exists in the Borough to meet demand and allow redevelopment of this site for housing.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	0
No opportunities for improving the skill base of local people or improving productivity have been identified.	
SA Objective 16	
Achieve sustainable production and use of resources	0
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	+
There are no known aquifers which would be affected by development. Sustainable urban drainage is likely to be possible.	
SA Objective 18	
Increase the production and use of renewable energy/fuels	0
Renewable energy technologies could be incorporated, but larger scale renewable energy capacity and CHP could only be delivered through a co-ordinated approach with other development in the area.	

Moor Lane (P/005/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+

Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	
Reduce poverty and promote social inclusion.	+
The site lies in an area with a relatively low IMD score for the Borough. An improvement could be delivered through high quality landscaping.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	?
1.2 If taken forward as an allocation, conformity with the sequential test of PPS25 would need to be demonstrated and Flood Risk Assessment would be required to ascertain any need for mitigation prior to development and whether betterment is appropriate given the proximity to Zone 3b.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	+
The site is previously developed land and would be suitable for a density of at least 35 dwellings per hectare.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	?
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	+
The site is not within 100m of a known NO ₂ hot spot. Projected residential movements at the site will represent only 26% of existing site traffic movements in the am peak.	
SA Objective 9	
Minimise noise pollution	0
The site would be likely to be classified within NEC A, although it may be affected by road and rail traffic.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	+
No direct impacts are considered to be likely. It would be possible for improved landscaping and green space to be created through development.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	
No impacts identified.	

SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	
Open space is accessible within ten minutes on foot, but for other key services and facilities access is poor. Regular buses can be reached within ten minutes walking, however. Projected residential movements at the site will represent only 26% of existing site traffic movements in the am peak.	+
SA Objective 13	
Maintain high levels of employment and economic activity	
Existing employment use would be displaced, requiring relocation.	-
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	
Sufficient land exists in the Borough to meet demand and allow redevelopment of this site for housing.	0
SA Objective 15	
Support economic growth which is inclusive, and sustainable	
No opportunities for improving the skill base of local people or improving productivity have been identified.	0
SA Objective 16	
Achieve sustainable production and use of resources	
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	
There are no known aquifers which would be affected by development. Sustainable urban drainage may be difficult due to site lying in a 1:100 flood area.	?
SA Objective 18	
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated, but larger scale renewable energy capacity and CHP could only be delivered through a co-ordinated approach with other development in the area.	0

Fordbridge Road (P/026/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	
Reduce poverty and promote social inclusion.	+
The site lies in an area with a relatively low IMD score for the Borough. An improvement could be delivered through high quality landscaping.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	?
Fronts the River Thames in Flood Risk Area Zone 2 and adjacent to an area in Zone 3b. If taken forward as an allocation, conformity with the sequential test of PPS25 would need to be demonstrated and a Flood Risk Assessment would be required to ascertain any need for mitigation prior to development and whether betterment is appropriate.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	?
The site is previously developed land. Flood risk assessment would be required before a judgement could be made with respect to whether a density of at least 35 dwellings per hectare would be possible.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	?
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	+
The site is not within 100m of a known NO2 hot spot. Projected residential movements at the site represent 90% of projected movement potential.	
SA Objective 9	
Minimise noise pollution	0

The site would be likely to be classified within NEC A, although it may be affected by road traffic.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	
No direct impacts are considered to be likely. It would be possible for improved landscaping and green space to be created through development.	+
The site adjoins the River Thames SNCI. It is likely that this may facilitate the delivery of BAP targets. Mitigation of potential residue and contaminated run off reaching the Thames would be required during construction and occupation of the site.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	
No impacts identified	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	
Accessibility on foot, cycling and by public transport is poor to all key services and facilities. The use of the site as residential would rely on public transport and the private car for access. Projected residential movements at the site represent 90% of projected movement potential.	?
SA Objective 13	
Maintain high levels of employment and economic activity	-
Existing employment use would be displaced, requiring relocation.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	0
Sufficient land exists in the Borough to meet demand and allow redevelopment of this site for housing.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	
No opportunities for improving the skill base of local people or improving productivity have been identified.	0
SA Objective 16	
Achieve sustainable production and use of resources	
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	
The site borders the River Thames. Mitigation of potential residue and contaminated run off reaching the Thames would be required during construction and occupation of the site.	0

SA Objective 18	
Increase the production and use of renewable energy/fuels	0
Renewable energy technologies could be incorporated. The potential to use energy generated by the two weirs could be considered.	

Bridge Street Car Park, Staines (P/004/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	?
Within Flood Risk Area Zone 3a if taken forward as an allocation, conformity with the exceptions test of PPS25 on the basis of the contribution to role of Staines Town Centre. A Flood Risk Assessment would be required to identify appropriate mitigation prior to development and whether betterment can be delivered.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	?
The site is previously developed land. Flood risk assessment would be required before a judgement could be made with respect to whether a density of at least 35 dwellings per hectare would be possible.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	?
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	

The site lies near an area identified as exceeding NO ₂ level in 2005. Projected residential movements at the site will represent only 48% of existing site traffic movements in the am peak.	?
SA Objective 9	
Minimise noise pollution	0
The site would be likely to be classified within NEC A, although it may be affected by road traffic.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	+
No direct impacts are considered to be likely. It would be possible for improved landscaping and green space to be created through development. The site adjoins an SNCI. It is likely that this may facilitate the delivery of BAP targets.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	?
Impact on Thames corridor and Conservation, although design could deliver benefits.	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	?
There is poor accessibility on foot to key services; although public transport can be accessed within 10 minutes and open space exists in the form of the River Thames. Projected residential movements at the site will represent only 48% of existing site traffic movements in the am peak.	
SA Objective 13	
Maintain high levels of employment and economic activity	-
Existing employment use would be displaced, requiring relocation.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	0
Sufficient land exists in the Borough to meet demand and allow redevelopment of this site for housing.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	0
No opportunities for improving the skill base of local people or improving productivity have been identified.	
SA Objective 16	
Achieve sustainable production and use of resources	0
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	
SA Objective 17	

Maintain and improve the water quality of the region's rivers and groundwater	0
The site borders the River Thames. Mitigation of potential residue and contaminated run off reaching the Thames would be required during construction and occupation of the site.	
SA Objective 18	0
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated, but larger scale renewable energy capacity and CHP could only be delivered through a co-ordinated approach with other development in the area.	

Elmsleigh Centre, Staines (P/030/M)	
SA Objective 1	+
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	+
Facilitate the improved health and well being of the whole population	
Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	+
Reduce poverty and promote social inclusion.	
The site lies in an area with a relatively low IMD score for the Borough. An opportunity exists to improve the identified problem of poor landscape.	
SA Objective 4	+
Create and maintain safer and more secure communities	
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	?
Minimise the harm from flooding	
The site is within a 1:100 year flood area. A flood risk assessment would be necessary before the site could be included for housing in the LDF. A lower level of risk exists for retail uses.	
SA Objective 6	?
Make the best use of previously developed land and existing buildings	
The site is previously developed land. Flood risk assessment would be required before a judgement could be made with respect to whether a density of at least 35 dwellings per hectare would be possible.	
SA Objective 7	?
Reduce land contamination and safeguard soil quality and quantity	

A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	
The site lies near an area identified as exceeding the NO ₂ target level in 2005. The net effect of the Elmsleigh Centre proposal on Staines Town Centre may be up to 109 movements but only some 49 net additional movements on the wider highway network.	?
SA Objective 9	
Minimise noise pollution	
The site would be likely to be classified within NEC A, although it may be affected by road traffic.	0
SA Objective 10	
Conserve and enhance biodiversity within the plan area	
No direct impacts are considered to be likely. It would be possible for improved landscaping and green space to be created through development. The site adjoins an SNCI. It is likely that this may facilitate the delivery of BAP targets.	+
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	
No significant impacts identified	0
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	
Accessibility on foot, cycling and by public transport is good to all key services and facilities. The net effect of the Elmsleigh Centre proposal on Staines Town Centre may be up to 109 movements but only some 49 net additional movements on the wider highway network.	+
SA Objective 13	
Maintain high levels of employment and economic activity	
Employment use could be incorporated into a mixed development.	+
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	
Employment use could be incorporated into a mixed development, compensating for existing displaced uses both on this site and elsewhere.	+
SA Objective 15	
Support economic growth which is inclusive, and sustainable	
No opportunities for improving the skill base of local people or improving productivity have been identified.	0
SA Objective 16	
Achieve sustainable production and use of resources	

<p>In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.</p>	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	?
<p>There are no known aquifers which would be affected by development. Sustainable urban drainage may be difficult due to site lying in a 1:100 flood area.</p>	
SA Objective 18	
Increase the production and use of renewable energy/fuels	+
<p>Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area.</p>	

Edward Way Open Space (P/019/O)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Provision of open space in an area with an identified deficiency would facilitate more healthy lifestyles.	
SA Objective 3	
Reduce poverty and promote social inclusion.	+
Provision of open space in an area with an identified deficiency and low IMD score for Spelthorne would enhance the landscape and facilitate more healthy lifestyles.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	+
Use of the site for formal open space ensures the land is put to beneficial use whilst remaining open and fulfilling its role as flood plain.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	
No impacts identified.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	
No significant impacts identified.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	
No significant impacts identified.	
SA Objective 9	
Minimise noise pollution	
No significant impacts identified.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	

The site lies within 3km of Staines Moor SSSI and SPA. An opportunity exists to deliver BAP targets by linking to the wetland area and to provide an alternative area of recreational space to more sensitive ecological areas.	+
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	+
Use of the site for formal open space ensures the land is put to beneficial use whilst remaining open and fulfilling its role as Green Belt.	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	0
The location would provide formal open space and children's play area in an area identified as being deficient. Consideration could be given to creating a new access away from the A30 to avoid encouraging traffic to access the site from more distant locations and to facilitate safe access from the neighbouring residential area.	
SA Objective 13	
Maintain high levels of employment and economic activity	
No impacts identified.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	
No impacts identified.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	
No impacts identified.	
SA Objective 16	
Achieve sustainable production and use of resources	0
Opportunities for community resources such as waste collection/composting could be considered.	
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	
No impacts identified.	
SA Objective 18	
Increase the production and use of renewable energy/fuels	
No impacts identified.	

Edward Way Open Space

SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Provision of open space in an area with an identified deficiency would facilitate more healthy lifestyles.	
SA Objective 3	
Reduce poverty and promote social inclusion.	+
Provision of open space in an area with an identified deficiency and low IMD score for Spelthorne would enhance the landscape and facilitate more healthy lifestyles.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	+
Use of the site for formal open space ensures the land is put to beneficial use whilst remaining open and fulfilling its role as flood plain.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	
No impacts identified.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	
No significant impacts identified.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	
No significant impacts identified.	
SA Objective 9	
Minimise noise pollution	
No significant impacts identified.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	

<p>The site lies within 3km of Staines Moor SSSI and SPA. An opportunity exists to deliver BAP targets by linking to the wetland area and to provide an alternative area of recreational space to more sensitive ecological areas.</p>	+
SA Objective 11	
<p>Protect and enhance the natural, archaeological and historic environments</p>	+
<p>Use of the site for formal open space ensures the land is put to beneficial use whilst remaining open and fulfilling its role as Green Belt.</p>	+
SA Objective 12	
<p>Improve accessibility and reduce road congestion and the need to travel</p>	0
<p>The location would provide formal open space and children's play area in an area identified as being deficient. Consideration could be given to creating a new access away from the A30 to avoid encouraging traffic to access the site from more distant locations and to facilitate safe access from the neighbouring residential area.</p>	0
SA Objective 13	
<p>Maintain high levels of employment and economic activity</p>	
<p>No impacts identified.</p>	
SA Objective 14	
<p>Provide for appropriate commercial development opportunities to meet the needs of the economy.</p>	
<p>No impacts identified.</p>	
SA Objective 15	
<p>Support economic growth which is inclusive, and sustainable</p>	
<p>No impacts identified.</p>	
SA Objective 16	
<p>Achieve sustainable production and use of resources</p>	0
<p>Opportunities for community resources such as waste collection/composting could be considered.</p>	0
SA Objective 17	
<p>Maintain and improve the water quality of the region's rivers and groundwater</p>	
<p>No impacts identified.</p>	
SA Objective 18	
<p>Increase the production and use of renewable energy/fuels</p>	
<p>No impacts identified.</p>	

Knowle Green (P/006/H)

SA Objective 1		
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford		+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.		
SA Objective 2		
Facilitate the improved health and well being of the whole population		+
Adequate open space exists locally and walking and cycling could be provided for.		
SA Objective 3		
Reduce poverty and promote social inclusion.		
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.		
SA Objective 4		
Create and maintain safer and more secure communities		+
It is likely that highway safety requirements could be met for road access to the site.		
SA Objective 5		
Minimise the harm from flooding		+
The site is not in or adjacent to a 1:100 or 1:1000 year flood area. It is reasonable to assume that improved non-fluvial water management could be delivered through development.		
SA Objective 6		
Make the best use of previously developed land and existing buildings		+
The site is previously developed land and would be suitable for a density of at least 35 dwellings per hectare.		
SA Objective 7		
Reduce land contamination and safeguard soil quality and quantity		?
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.		
SA Objective 8		
Ensure air quality continues to improve and pollution is reduced		?
The site lies near an area identified as exceeding the NO ₂ target level in 2005 and is predicted to remain so in 2010. The site is on a bus route and within walking distance of Staines railway station.		
SA Objective 9		
Minimise noise pollution		0
The site would be likely to be classified within NEC A, although it may be affected by road traffic.		
SA Objective 10		
Conserve and enhance biodiversity within the plan area		

<p>No direct impacts on a designated habitat, although the site lies adjacent to an SNCI. It is likely to be possible to deliver BAP targets and improved landscaping and green space through development.</p>	?
SA Objective 11	
<p>Protect and enhance the natural, archaeological and historic environments</p>	
<p>No impacts identified.</p>	
SA Objective 12	
<p>Improve accessibility and reduce road congestion and the need to travel</p>	
<p>Accessibility on foot, cycling and by public transport is good to all key services and facilities except a post office. The Transport Statement does not include any predictions for housing at this location. It is noted however, that the use would be unlikely to increase traffic movements compared with existing and an opportunity exists to support and improve use of public transport.</p>	+
SA Objective 13	
<p>Maintain high levels of employment and economic activity</p>	0
<p>Employment use could be incorporated into a mixed development, but current uses would need to be relocated.</p>	0
SA Objective 14	
<p>Provide for appropriate commercial development opportunities to meet the needs of the economy.</p>	
<p>Employment use could be incorporated into a mixed development, compensating for existing displaced uses both on this site and elsewhere.</p>	+
SA Objective 15	
<p>Support economic growth which is inclusive, and sustainable</p>	
<p>No opportunities for improving the skill base of local people or improving productivity have been identified.</p>	0
SA Objective 16	
<p>Achieve sustainable production and use of resources</p>	
<p>In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.</p>	0
SA Objective 17	
<p>Maintain and improve the water quality of the region's rivers and groundwater</p>	
<p>There are no known aquifers which would be affected by development. Sustainable urban drainage may be difficult due to site lying in a 1:100 flood area.</p>	?
SA Objective 18	
<p>Increase the production and use of renewable energy/fuels</p>	
<p>Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area.</p>	+

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Cricket Ground, Woodthorpe Road, Ashford (P/007/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	-
The site lies within Flood Risk Zone Area 2. Flood risk assessment and consideration of how to treat no-fluvial water should be required before the site could be put forward for housing.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	-
The site is not previously developed land.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	0
No significant issues identified.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	0
An increase in traffic accessing the site is likely, but this is not likely to be significant in terms of traffic using Woodthorpe Road. The site has good accessibility to services and facilities by walking, bus or rail services.	

SA Objective 9		
Minimise noise pollution		0
The site is affected by rail noise and is likely to be classed as NEC B.		
SA Objective 10		
Conserve and enhance biodiversity within the plan area		0
No direct impacts are considered to be likely. It would be possible for improved landscaping and green space to be created through development; this may include delivering BAP targets.		
SA Objective 11		
Protect and enhance the natural, archaeological and historic environments		-
Development would adversely impact on the openness of the Green Belt.		
SA Objective 12		
Improve accessibility and reduce road congestion and the need to travel		+
A post office, open space and schools are accessible on foot within ten minutes, although residents would need to travel further, probably by car to a leisure centre. Bus and rail links are also good.		
SA Objective 13		
Maintain high levels of employment and economic activity		+
Housing would support the economy.		
SA Objective 14		
Provide for appropriate commercial development opportunities to meet the needs of the economy.		
No impacts identified.		
SA Objective 15		
Support economic growth which is inclusive, and sustainable		0
No opportunities for improving the skill base of local people or improving productivity have been identified.		
SA Objective 16		
Achieve sustainable production and use of resources		0
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.		
SA Objective 17		
Maintain and improve the water quality of the region's rivers and groundwater		0
Hydrological survey and assessment is likely to be required to determine the appropriate treatment of surface water.		
SA Objective 18		
Increase the production and use of renewable energy/fuels		

Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area. Biofuels and geothermal energy should be investigated	0
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London Irish (Tennis Courts, field and buildings) (P/009/H AND P/O21/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Adequate open space exists locally and walking and cycling could be provided for. Development could provide access to formal open space.	
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	+
The site is not within a 1:100 or 1:1000 year flood area.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	-
Whilst part of the site is previously developed land, this would involve the loss of open space.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	?
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	-

The site lies near an area identified as exceeding the NO ₂ target level in 2005 and is predicted to remain so in 2010. A Transport and Accessibility Assessment may be necessary.	-
SA Objective 9	
Minimise noise pollution	0
The site would be likely to be classified within NEC A, although it may be affected by road traffic.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	0
No direct impact on a designated site. It would be possible for improved landscaping and green space to be created through development.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	?
Development would involve the loss of protected open space. Conversely, it could improve access to formal open space.	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	+
Accessibility on foot is good to all key services and facilities other than a leisure centre.	
SA Objective 13	
Maintain high levels of employment and economic activity	+
Provision of housing would support the economy.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	+
Employment use could be incorporated into a mixed development, compensating for existing displaced uses both on this site and elsewhere.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	0
No opportunities for improving the skill base of local people or improving productivity have been identified.	
SA Objective 16	
Achieve sustainable production and use of resources	0
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	

There are no known aquifers which would be affected by development and Sustainable urban drainage could be delivered.	+
SA Objective 18	0
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area. Biofuels and geothermal energy should be investigated.	

Croysdale Avenue (P/014/H)	
SA Objective 1	+
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	+
Facilitate the improved health and well being of the whole population	
Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	+
Create and maintain safer and more secure communities	
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	+
Minimise the harm from flooding	
The site is in Flood Risk Area Zone 1.	
SA Objective 6	-
Make the best use of previously developed land and existing buildings	
The site is not previously developed land.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	
No impacts identified.	

SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	0
Vehicle movements may increase, although this is not considered to be likely to be significant.	
SA Objective 9	
Minimise noise pollution	0
The site would be likely to be classified within NEC A, although it may be affected by road traffic.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	+
No direct impact on a designated site. It would be possible for improved landscaping and green space to be created through development. This may include meeting BAP targets. Improving access to open space may reduce recreational pressure on more sensitive habitats.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	-
Development would adversely impact on the openness of the Green Belt.	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	?
Accessibility on foot is reasonable to schools and an opportunity exists to support and improve use of public transport. There is likely to be high reliance on private cars.	
SA Objective 13	
Maintain high levels of employment and economic activity	+
Provision of housing would support the economy.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	
No impacts identified.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	0
No opportunities for improving the skill base of local people or improving productivity have been identified.	
SA Objective 16	
Achieve sustainable production and use of resources	0
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	
SA Objective 17	

Maintain and improve the water quality of the region's rivers and groundwater	+
There are no known aquifers which would be affected by development and Sustainable urban drainage could be delivered.	
SA Objective 18	0
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area. Biofuel should be investigated.	

Land South of Running Horse Public House and East of Vicarage Road, Sunbury (P/016/H)	
SA Objective 1	+
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	+
Facilitate the improved health and well being of the whole population	
Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	+
Create and maintain safer and more secure communities	
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	+
Minimise the harm from flooding	
The site is in Flood Risk Area Zone 1.	
SA Objective 6	-
Make the best use of previously developed land and existing buildings	
The site is not previously developed land.	
SA Objective 7	?
Reduce land contamination and safeguard soil quality and quantity	

Investigation and assessment would be required in areas landfilled. It is likely that material on site would be inert and, therefore, remediation to allow housing would be feasible.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	
A Traffic Impact Assessment is likely to be required to help model air quality impacts since about 250 dwellings could be delivered at the lowest density. Bus services are likely to be delivered but with no schools within a ten minute walk there is likely to be reliance on cars.	-
SA Objective 9	
Minimise noise pollution	0
The site would be likely to be classified within NEC A, although it may be affected by road traffic.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	
No direct impacts on a designated habitat. The urban fringe location offers a good opportunity to deliver biodiversity benefits, including BAP targets to be delivered on site. It would be possible for improved landscaping and green space to be created through development.	+
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	
Development would adversely impact on the openness of the Green Belt and set a precedent for further development, compromising the need to retain the separate identity of urban areas.	-
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	
A post office and open space are accessible on foot within ten minutes, although schools and a leisure centre would require traveling further distances by public transport or a car. A significant increase in vehicle movements accessing the site would occur, although whether this would be significant with respect to traffic on Vicarage Road is uncertain.	-
SA Objective 13	
Maintain high levels of employment and economic activity	
Provision of housing would support the economy.	+
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	
No impacts identified.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	
No opportunities for improving the skill base of local people or improving productivity have been identified.	0
SA Objective 16	
Achieve sustainable production and use of resources	

In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	+
There are no known aquifers which would be affected by development and Sustainable urban drainage could be delivered.	
SA Objective 18	
Increase the production and use of renewable energy/fuels	0
Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area. Biofuels and geothermal energy could be investigated.	

Stanwell Place (whole site, P/017/C) and Stanwell Place East (P/018/C)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	
Not applicable	
SA Objective 2	
Facilitate the improved health and well being of the whole population	
Not applicable	
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	+
The site is within Flood Risk Area Zone 1.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	-

The site is not previously developed land.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	
No impacts identified.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	-
The site lies in an area identified as exceeding the NO ₂ target level in 2005 and is predicted to remain so in 2010.	
SA Objective 9	
Minimise noise pollution	?
The site would be affected by road and air traffic. The significance of the impact would depend on the use.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	-
The site lies adjacent to the Staines Moor SSSI and SPA and is partly designated as an SNCI. Appropriate assessment may be required before the site could be put forward in the LDF. An Environmental Impact Assessment is also likely to be required with respect to biodiversity.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	-
The site lies within the Green Belt. Development is likely to have an adverse impact on openness and the landscape. Stanwell Place grounds have been identified as possibly local interest.	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	+
It is likely that public transport could serve the site.	
SA Objective 13	
Maintain high levels of employment and economic activity	+
Employment use could be delivered. Waste use may be appropriate.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	+
Employment use could be delivered, compensating for displaced and elsewhere in Spelthorne.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	0
No opportunities for improving the skill base of local people or improving productivity have been identified.	

SA Objective 16	
Achieve sustainable production and use of resources	
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	
Environmental Impact Assessment is likely to be necessary to consider the likely impact on hydrology.	-
SA Objective 18	
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area. On site energy production could be incorporated using renewable technology, possibly locally sourced wood.	+

Short Lane (P/020/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	+
SA Objective 2	
Facilitate the improved health and well being of the whole population	
Adequate open space exists locally and walking and cycling could be provided for.	+
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	
It is likely that highway safety requirements could be met for road access to the site.	+
SA Objective 5	
Minimise the harm from flooding	+

The site is in Flood Risk Area Zone 1.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	-
The site is not previously developed land.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	
No likely significant impacts.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	?
The site lies in an area identified as exceeding the NO ₂ target level in 2005 and is predicted to remain so in 2010. A Transport Assessment may be necessary to determine the likely change to vehicle movements.	
SA Objective 9	
Minimise noise pollution	0
The site is affected by road traffic and likely to be classified within NEC B.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	0
No direct impacts on a designated habitat. It would be possible for improved landscaping and green space to be created through development.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	-
Development would adversely impact on the openness of the Green Belt. The site is also identified as High Archaeological Potential.	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	+
Accessibility on foot, cycling and by public transport is good to all key services and facilities. All but a secondary school could be reached on foot, but not easily within ten minutes.	
SA Objective 13	
Maintain high levels of employment and economic activity	+
Provision of housing would support the economy.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	
No impacts identified.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	0

No opportunities for improving the skill base of local people or improving productivity have been identified.	
SA Objective 16	
Achieve sustainable production and use of resources	
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	
There are no known aquifers which would be affected by development and Sustainable urban drainage could be delivered.	+
SA Objective 18	
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area. Biofuel should be investigated	0

Manor Farm (P/023/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	+
SA Objective 2	
Facilitate the improved health and well being of the whole population	
Adequate open space exists locally and walking and cycling could be provided for.	+
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	
It is likely that highway safety requirements could be met for road access to the site.	+
SA Objective 5	
Minimise the harm from flooding	+

The site is within Flood Risk Area Zone 1.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	-
The site is in the Green Belt.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	?
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	
No impacts identified.	
SA Objective 9	
Minimise noise pollution	0
The site would be likely to be classified within NEC A, although it may be affected by road traffic.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	+
No direct impacts on a designated site. It would be possible for improved landscaping and green space to be created through development. This could include meeting BAP targets.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	-
Development would adversely impact on the openness of the Green Belt.	
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	-
Accessibility on foot is poor to all key services and facilities other than a post office. Without improvements to bus services, residents would rely on the private car for access.	
SA Objective 13	
Maintain high levels of employment and economic activity	-
Existing employment on the site would be displaced.	
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	-
Existing employment use would be displaced, requiring relocation. It may be more sustainable to retain the existing use or deliver a mixed use development which provides local services or facilities.	
SA Objective 15	

Support economic growth which is inclusive, and sustainable	0
No opportunities for improving the skill base of local people or improving productivity have been identified.	
SA Objective 16	
Achieve sustainable production and use of resources	0
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	+
There are no known aquifers which would be affected by development and Sustainable urban drainage could be delivered.	
SA Objective 18	
Increase the production and use of renewable energy/fuels	0
Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area. Biofuels and geothermal energy should be investigated.	

Notcutts, Staines Road, Laleham (P/025/H)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	

Minimise the harm from flooding	
The site is within Flood Risk Area Zone 2. A flood risk assessment would be necessary before the site could be included for housing in the LDF. A lower level of risk exists for employment use.	-
SA Objective 6	
Make the best use of previously developed land and existing buildings	
The site is in the Green Belt.	-
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	?
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	
The site is not within 100m of a known NO2 hot spot. Whilst traffic patterns would change, development is not likely to result in a significant increase or decrease in vehicle movements.	0
SA Objective 9	
Minimise noise pollution	
The site would be likely to be classified within NEC A, although it may be affected by road traffic.	+
SA Objective 10	
Conserve and enhance biodiversity within the plan area	
No direct impact on a designated area. It would be possible for improved landscaping and green space to be created through development. This may include meeting BAP targets.	0
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	
The site is in the Green Belt.	-
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	
Accessibility on foot, cycling and by public transport is likely to be good to all key services and facilities, although access to a primary school would benefit from the creation of a new footpath. Such a footpath could also deliver improved access to open space and cycle routes. It is difficult to predict whether there would be likely to be a significant increase or decrease in vehicle movements. An opportunity exists to support public transport.	?
SA Objective 13	
Maintain high levels of employment and economic activity	
An existing employment use may need relocating.	-
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	

No significant impacts identified.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	
No opportunities for improving the skill base of local people or improving productivity have been identified.	0
SA Objective 16	
Achieve sustainable production and use of resources	
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	
There are no known aquifers which would be affected by development and Sustainable urban drainage could be delivered.	+
SA Objective 18	
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area. Biofuel energy should be investigated.	0

Airtrack (P/027/T)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	
May have an adverse impact on the ability to deliver residential development as part of the Elmsleigh Centre redevelopment.	+
SA Objective 2	
Facilitate the improved health and well being of the whole population	
Employment opportunities would be created during the construction and operation phases. Access to employment, services and facilities would be improved around the stations served by the rail service. This may also reduce the number of car journeys to and from Staines Town Centre.	+
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	0

SA Objective 4		
Create and maintain safer and more secure communities		+
It is likely that highway safety requirements could be met for road access to the site.		
SA Objective 5		
Minimise the harm from flooding		?
Part of the route is in Flood Risk Area Zone 3a. Flood Risk Assessment would be necessary to establish the likely impact on flooding.		
SA Objective 6		
Make the best use of previously developed land and existing buildings		+
An improved rail service would support the ability to deliver high density development in Staines Town Centre.		
SA Objective 7		
Reduce land contamination and safeguard soil quality and quantity		?
The route passes through/adjacent to a landfill site (Staines Moor). Detailed investigation would be necessary to identify risks and the need for remediation.		
SA Objective 8		
Ensure air quality continues to improve and pollution is reduced		0
Likely to reduce vehicle movements in total, but could contribute to congestion around a new station in Staines. Construction impacts would also require control.		
SA Objective 9		
Minimise noise pollution		-
Noise from construction and operation of a rail service may have an adverse impact on residential areas in Staines.		
SA Objective 10		
Conserve and enhance biodiversity within the plan area		-
The route passes adjacent to Staines Moor SSSI and SPA and the River Colne SNCI. A full assessment of biodiversity would be required as part of an environmental impact assessment.		
SA Objective 11		
Protect and enhance the natural, archaeological and historic environments		-
The route passes through an Area of High Archaeological Potential (reference 16, 19 and 24) and Common Land. Part of the site lies within the Green Belt, although the use is not incompatible.		
SA Objective 12		
Improve accessibility and reduce road congestion and the need to travel		?
Rail services would improve accessibility to Heathrow and possibly around Staines, depending on location of a new station and whether stops would be made at other local stations. Conversely, traffic congestion could increase around a new station in Staines, if this were part of the scheme.		
SA Objective 13		

Maintain high levels of employment and economic activity	
Employment opportunities during construction and operation, but not necessarily for local people.	+
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	
No impacts identified.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	+
Accessibility to employment opportunities for all from stations served.	
SA Objective 16	
Achieve sustainable production and use of resources	
In absolute terms, development would require use of resources during construction and an increased use of energy during operation. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency. There may be good access to primary and secondary/recycled mineral sources locally.	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	
Consideration of whether the route and construction might affect an aquifer. Sustainable urban drainage is likely to be possible for most of the route.	?
SA Objective 18	
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated, but larger scale renewable energy capacity and CHP could only be delivered through a co-ordinated approach with other development in the area.	0

Wheatsheaf Lane Open Space (P/013/O)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	
Not applicable	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Provision of open space in an area with an identified deficiency would facilitate more healthy lifestyles.	
SA Objective 3	
Reduce poverty and promote social inclusion.	0
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	+
It is likely that highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	+
Use of the site for formal open space ensures the land is put to beneficial use whilst remaining open and fulfilling its role as flood plain.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	
No impacts identified.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	
No impacts identified.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	
No impacts identified.	
SA Objective 9	
Minimise noise pollution	
No impacts identified.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	

<p>The site lies within 3km of Staines Moor SSSI and SPA and adjacent to the SNCI alongside river. An opportunity exists to deliver BAP targets and to provide an alternative area of recreational space to these more sensitive areas.</p>	+
<p>SA Objective 11</p>	
<p>Protect and enhance the natural, archaeological and historic environments</p>	+
<p>Use of the site for formal open space ensures the land is put to beneficial use whilst remaining open and fulfilling its role as Green Belt.</p>	
<p>SA Objective 12</p>	
<p>Improve accessibility and reduce road congestion and the need to travel</p>	+
<p>Location maximises the number of residents within a 400m radius of a formal open space and children's play area. Traffic may be generated, but this is likely to be negligible as the primary purpose of the site is to serve local residents.</p>	
<p>SA Objective 13</p>	
<p>Maintain high levels of employment and economic activity</p>	
<p>No impacts identified.</p>	
<p>SA Objective 14</p>	
<p>Provide for appropriate commercial development opportunities to meet the needs of the economy.</p>	
<p>No impacts identified.</p>	
<p>SA Objective 15</p>	
<p>Support economic growth which is inclusive, and sustainable</p>	
<p>No impacts identified.</p>	
<p>SA Objective 16</p>	
<p>Achieve sustainable production and use of resources</p>	+
<p>Opportunities for community resources such as waste collection/composting could be considered.</p>	
<p>SA Objective 17</p>	
<p>Maintain and improve the water quality of the region's rivers and groundwater</p>	
<p>No impacts identified.</p>	
<p>SA Objective 18</p>	
<p>Increase the production and use of renewable energy/fuels</p>	
<p>No impacts identified.</p>	

Horton Road (P/012/H)

SA Objective 1		
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford		+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.		
SA Objective 2		
Facilitate the improved health and well being of the whole population		+
Adequate open space exists locally and walking and cycling could be provided for.		
SA Objective 3		
Reduce poverty and promote social inclusion.		
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.		
SA Objective 4		
Create and maintain safer and more secure communities		+
It is likely that highway safety requirements could be met for road access to the site.		
SA Objective 5		
Minimise the harm from flooding		-
The site lies within Flood Risk Zone Area 2. Flood risk assessment and consideration of how to treat no-fluvial water should be required before the site could be put forward for housing.		
SA Objective 6		
Make the best use of previously developed land and existing buildings		-
The site is not previously developed land.		
SA Objective 7		
Reduce land contamination and safeguard soil quality and quantity		
No impacts identified.		
SA Objective 8		
Ensure air quality continues to improve and pollution is reduced		-
The site lies in an area identified as exceeding the NO ₂ target level in 2005 and is predicted to remain so in 2010.		
SA Objective 9		
Minimise noise pollution		-
The site lies within LEQ72.		
SA Objective 10		
Conserve and enhance biodiversity within the plan area		-
The site lies adjacent to the Staines Moor SSSI and SPA and is partly designated as an SNCI. Appropriate assessment may be required before the site could be put forward in the LDF. An Environmental Impact Assessment is also likely to be required with respect to		

biodiversity.	
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	
The site lies within the Green Belt. Development is likely to have an adverse impact on openness and the landscape. The site lies upstream of Staines Moor SSSI and further assessment of likely impact would be necessary.	-
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	
Accessibility to services on foot or by public transport is relatively poor.	-
SA Objective 13	
Maintain high levels of employment and economic activity	
Provision of housing would support the economy.	+
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	
No impact identified.	
SA Objective 15	
Support economic growth which is inclusive, and sustainable	
No opportunities for improving the skill base of local people or improving productivity have been identified.	0
SA Objective 16	
Achieve sustainable production and use of resources	
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	
Environmental Impact Assessment is likely to be necessary to consider the likely impact on hydrology.	-
SA Objective 18	
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area. On site energy production could be incorporated using renewable technology, possibly locally sourced wood.	+

Land South of Bedfont Road, Stanwell (P/015/C)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	
Not applicable	
SA Objective 2	
Facilitate the improved health and well being of the whole population	
Not applicable	
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	
It is likely that highway safety requirements could be met for road access to the site.	+
SA Objective 5	
Minimise the harm from flooding	
The site is within Flood Risk Area Zone 1.	+
SA Objective 6	
Make the best use of previously developed land and existing buildings	
The site is not previously developed land.	-
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	
No impacts identified.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	
The site lies in an area identified as exceeding the NO ₂ target level in 2005 and is predicted to remain so in 2010.	-
SA Objective 9	
Minimise noise pollution	
The site would be affected by road and air traffic. The significance of the impact would depend on the use.	?
SA Objective 10	
Conserve and enhance biodiversity within the plan area	

The site lies adjacent to the Staines Moor SSSI and SPA and is partly designated as an SNCI. Appropriate assessment may be required before the site could be put forward in the LDF. An Environmental Impact Assessment is also likely to be required with respect to biodiversity.	-
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	
The site lies within the Green Belt. Development is likely to have an adverse impact on openness and the landscape.	-
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	
Whilst it is likely that public transport could serve the site, there may be a significant increase in traffic.	?
SA Objective 13	
Maintain high levels of employment and economic activity	
Employment use could be delivered. Waste use may be appropriate.	+
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	
Employment use could be delivered.	+
SA Objective 15	
Support economic growth which is inclusive, and sustainable	
No opportunities for improving the skill base of local people or improving productivity have been identified.	0
SA Objective 16	
Achieve sustainable production and use of resources	
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	
Environmental Impact Assessment is likely to be necessary to consider the likely impact on hydrology.	-
SA Objective 18	
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area. On site energy production could be incorporated using renewable technology, possibly locally sourced wood.	+

Merit Point (P/024/M)	
SA Objective 1	
Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+
The site is of a sufficient size to deliver 50% affordable housing and there are no known physical constraints to meeting this objective.	
SA Objective 2	
Facilitate the improved health and well being of the whole population	+
Adequate open space exists locally and walking and cycling could be provided for.	
SA Objective 3	
Reduce poverty and promote social inclusion.	
The site is not in or adjacent to the areas with the lowest IMD scores in Spelthorne.	
SA Objective 4	
Create and maintain safer and more secure communities	?
It is not clear whether highway safety requirements could be met for road access to the site.	
SA Objective 5	
Minimise the harm from flooding	+
The site is within Flood Risk Area Zone 1.	
SA Objective 6	
Make the best use of previously developed land and existing buildings	+
The site is previously developed land.	
SA Objective 7	
Reduce land contamination and safeguard soil quality and quantity	?
A desk top survey would be required to determine whether any contamination is present on the site. It is not anticipated that this is likely to be significant.	
SA Objective 8	
Ensure air quality continues to improve and pollution is reduced	?
The site lies in an area identified as exceeding the NO ₂ target level in 2005 and is predicted to remain so in 2010. The pattern of vehicle movements would change, although it is not possible to predict whether development would result in an increase or decrease in total movements. The site is on a primary bus route and within walking distance of Staines railway station.	
SA Objective 9	
Minimise noise pollution	0

The site would be likely to be classified within NEC A, although it may be affected by road traffic.	
SA Objective 10	
Conserve and enhance biodiversity within the plan area	
No direct impact on a designated site.	0
SA Objective 11	
Protect and enhance the natural, archaeological and historic environments	
No impacts identified	0
SA Objective 12	
Improve accessibility and reduce road congestion and the need to travel	
Whilst accessibility is good to public transport; the site is not near key services and facilities.	-
SA Objective 13	
Maintain high levels of employment and economic activity	
Employment use could be incorporated into a mixed development.	+
SA Objective 14	
Provide for appropriate commercial development opportunities to meet the needs of the economy.	
Employment use could be incorporated into a mixed development, compensating for existing displaced uses both on this site and elsewhere.	+
SA Objective 15	
Support economic growth which is inclusive, and sustainable	
No opportunities for improving the skill base of local people or improving productivity have been identified.	0
SA Objective 16	
Achieve sustainable production and use of resources	
In absolute terms, development would require use of resources during construction and an increased use of energy, water and other utilities once occupied. There are no known site conditions or circumstances, however, which would prevent sustainable construction principles to be applied or to prevent energy efficiency, water efficiency and domestic waste storage measures to be incorporated into all buildings.	0
SA Objective 17	
Maintain and improve the water quality of the region's rivers and groundwater	
There are no known aquifers which would be affected by development. Sustainable urban drainage may be difficult due to site lying in a 1:100 flood area.	?
SA Objective 18	
Increase the production and use of renewable energy/fuels	
Renewable energy technologies could be incorporated. Larger scale renewable energy capacity and CHP could be delivered through a co-ordinated approach with other development in the area.	+

Appendix 6 – Other plans, programmes and policies

INTERNATIONAL CONTEXT

The Johannesburg Declaration on Sustainable Development

http://www.joburg.org.za/clean_city/johannesburgdeclaration.pdf

European Spatial Development Perspective (97/150/EC)

http://europa.eu.int/comm/regional_policy/sources/docoffic/official/reports/som_en.htm

European Habitats Directive (Special Areas of Conservation (SACs)) (92/43/EEC)

http://europa.eu.int/comm/environment/nature/nature_conservation/eu_nature_legislation/habitats_directive/index_en.htm

European Birds Directive (79/409/EEC)

<http://europa.eu.int/scadplus/leg/en/lvb/l28046.htm>

European Nitrates Directive

<http://europa.eu.int/comm/environment/water/water-nitrates/directiv.html>

European Air Quality Directive

http://europa.eu.int/smartapi/cgi/sga_doc?smartapi!celexapi!prod!CELEXnumdoc&lg=en&numdoc=31996L0062&model=quichett

European Water Framework Directive (2000/60/EC)

http://www.europa.eu.int/comm/environment/water/water-framework/index_en.html

The Water Framework Directive and Planning, Initial Advice to Planning Authorities in England and Wales (2006)

<http://www.environment-agency.gov.uk/business/444217/444663/955573/525224/1314784/>

European Waste Framework Directive

<http://europa.eu.int/scadplus/leg/en/lvb/l21197.htm>

European Environmental Impact Assessment Directive (97/11/EC)

<http://europa.eu.int/comm/environment/eia/home.htm>

European Strategic Environmental Assessment Directive (2001/42/EC)

<http://europa.eu.int/comm/environment/eia/sea-legalcontext.htm>

European Energy Performance of Buildings Directive (2002/91/EC)

http://europa.eu.int/eur-lex/pri/en/oj/dat/2003/l_001/l_00120030104en00650071.pdf

European Noise Directive (2001/14/EC)
http://europa.eu.int/comm/environment/noise/pdf/d0014_en.pdf
Aarhus Convention 1998 (UN Economic Commission for Europe (UNECE) Convention on Access to Information, Public Participation in Decision- Making and Access to Justice in Environmental Matters
http://www.unece.org/env/pp/
European Union Sixth Environmental Action Plan (2001)
http://europa.eu.int/comm/environment/newprg/
Kyoto Protocol on Climate Change
http://unfccc.int/resource/docs/convkp/kpeng.html
United Nations Convention on Human Rights
http://www.hrweb.org/legal/undocs.html
Valetta Convention (the European Convention on the protection of Archaeological heritage) (2001)
http://conventions.coe.int/Treaty/en/Treaties/Html/143.htm
NATIONAL CONTEXT
Securing the Future – UK Sustainable Development Strategy (March 2005) REVISED
http://www.sustainable-development.gov.uk/publications/uk-strategy/index.htm
Sustainable Communities Plan
http://www.odpm.gov.uk/index.asp?id=1139868
Urban White Paper
http://www.odpm.gov.uk/index.asp?id=1127167
Rural White Paper (2000)
http://www.defra.gov.uk/rural/ruralwp/whitepaper/default.htm
UK Biodiversity Action Plan (1994)
http://www.ukbap.org.uk
Working with the Grain of Nature: A Biodiversity Strategy for England (October 2002)

http://www.ukbap.org.uk/EBG/england_biodiversity_strategy.asp
http://www.defra.gov.uk/wildlife-countryside/biodiversity/biostrat/index.htm
Rural Strategy (2004)
http://www.defra.gov.uk/rural/strategy/default.htm
Farming and Food Strategy
http://www.go-se.gov.uk/gose/environmentRural/farmingFood/?a=42496
Energy White Paper
http://www.dti.gov.uk/energy/whitepaper/index.shtml
National Air Quality Strategy
http://www.defra.gov.uk/environment/airquality/strategy/pdf/foreword.pdf
Aviation White Paper – The Future of Air Transport
http://www.dft.gov.uk/stellent/groups/dft_aviation/documents/divisionhomepage/029650.hcsp
10 Year Transport Plan (2000)
http://www.dft.gov.uk/stellent/groups/dft_about/documents/page/dft_about_503944.hcsp
White Paper on the Future of Transport: A Network for 2030 (July 2004)
http://www.dft.gov.uk/stellent/groups/dft_about/documents/divisionhomepage/031259.hcsp
UK Climate Change Programme
http://www.defra.gov.uk/environment/climatechange/uk/ukccp/index.htm
Water Act 2003
www.hmso.gov.uk/acts/acts2003/20030037.htm
Waste Strategy for England and Wales (2000)
http://www.defra.gov.uk/environment/waste/strategy/cm4693/
The Historic Environment: A Force for our Future
http://www.culture.gov.uk/global/publications/archive_2001/his_force_future.htm

1 Planning Policy Statement: Planning and Climate Change supplement to PPS1 – consultation document
2 http://www.communities.gov.uk/index.asp?id=1143804
Building a Greener Future: Towards Zero Carbon Development – consultation document
http://www.communities.gov.uk/index.asp?id=1505157
Code for Sustainable Homes: A step-change in sustainable home building practice – consultation document
http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf
Planning Policy Statement 1: Delivering Sustainable Development (2005)
http://www.odpm.gov.uk/index.asp?id=1143804
Planning Policy Guidance 2: Green Belts (1995)
http://www.odpm.gov.uk/index.asp?id=1143928
Planning Policy Statement 3: Housing
http://www.odpm.gov.uk/index.asp?id=1143941
Circular 6/98 Planning and Affordable Housing
http://www.odpm.gov.uk/index.asp?id=1144410
Planning Policy Guidance 4: Industrial & Commercial Development and Small Firms (1992)
http://www.odpm.gov.uk/index.asp?id=1143959
Planning Policy Statement 6: Planning for Town Centres
http://www.communities.gov.uk/index.asp?id=1143820
Planning Policy Statement 7: Sustainable Development in Rural Areas (2004)
http://www.odpm.gov.uk/pub/825/PlanningPolicyStatement7SustainableDevelopmentinRuralAreasPDF283Kb_id1143825.pdf
Planning Policy Guidance 8: Telecommunications (2001)
http://www.odpm.gov.uk/index.asp?id=1143963
Planning Policy Statement 9: Biodiversity and Geological Conservation (2005)
http://www.planningportal.gov.uk/england/professionals/en/1020432885185.html

3Planning for Biodiversity and Geological Conservation: A Guide to Good Practice
http://www.communities.gov.uk/index.asp?id=1164839
Planning Policy Statement 10: Planning and Sustainable Waste Management (2005)
http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_039215.pdf
Planning Policy Statement 12: Local Development Frameworks (2004)
http://www.odpm.gov.uk/index.asp?id=1143846
Planning Policy Guidance 13: Transport (2001)
http://www.odpm.gov.uk/index.asp?id=1144015
Planning Policy Guidance 14 : Development on Unstable Land
http://www.odpm.gov.uk/index.asp?id=1144025
Planning Policy Guidance 15: Planning and the Historic Environment (1994)
http://www.odpm.gov.uk/index.asp?id=1144041
Planning Policy Guidance 16: Archaeology and Planning (1990)
http://www.odpm.gov.uk/index.asp?id=1144057
Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (2003), and Companion Guide: Assessing Needs and Opportunities.
http://www.odpm.gov.uk/index.asp?id=1144066
Planning Policy Guidance 18: Enforcing Planning Control (1991)
http://www.odpm.gov.uk/index.asp?id=1144089
Planning Policy Guidance 19: Outdoor Advertisement Control (1992)
http://www.odpm.gov.uk/index.asp?id=1144091
Planning Policy Guidance 21: Tourism (1992)
http://www.odpm.gov.uk/index.asp?id=1144095
Planning Policy Statement 22: Renewable Energy (2004) and Companion Guide
http://www.odpm.gov.uk/index.asp?id=1143909#TopOfPage
Planning Policy Statement 23: Planning and Pollution Control (2004)
http://www.odpm.gov.uk/index.asp?id=1143917

Planning Policy 24: Planning and Noise (1994)
http://www.odpm.gov.uk/index.asp?id=1144098
Planning Policy Statement 25 : Development and Flood Risk
http://www.odpm.gov.uk/pub/60/ConsultationonPlanningPolicyStatement25DevelopmentandFloodRisk806PDFKb_id1162060.pdf
Development and Flood Risk: A Practice Guide Companion to PPS25 'Living Draft' – Consultation Document
http://www.communities.gov.uk/index.asp?id=1506265
Building a Better Environment : A guide for developers
http://www.environment-agency.gov.uk/business/444304/502508/1506471/
Circular 1/06 – Planning for Gypsy and Traveller Caravan Sites
http://www.odpm.gov.uk/index.asp?id=1163380
Draft Circular Revised Planning guidance in relation to Travelling Showpeople
http://www.communities.gov.uk/index.asp?id=1164663
Game Plan – A Strategy for Delivering Government Sport and Physical Activity Objectives (2002)
http://www.sportdevelopment.org.uk/html/gameplan.html
The Framework for Sport in England (2004)
http://www.sportengland.org/national-framework-for-sport.pdf
Circular 5/05 – Planning Obligations
http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_039133.pdf
ABI The Vulnerability of UK Property to Windstorm Damage (2003)
http://www.abi.org.uk/Display/File/Child/552/Windstorm_Report.pdf
Water Efficiency in New Buildings – Consultation Draft
http://www.communities.gov.uk/index.asp?id=1503251
Planning Together – Local Strategic Partnerships and Spatial Planning: A Practical Guide
http://www.communities.gov.uk/index.asp?id=1505906
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Draft South East Plan (Jan 2005)
http://www.southeast-ra.gov.uk/southeastplan/plan/view_plan.html

Regional Planning Guidance for the South East (RPG9, 2001)
http://www.go-se.gov.uk/gose/docs/171301/311174/RPG9March2001.pdf
Regional Transport Strategy (2004)
http://www.southeast-ra.gov.uk/publications/strategies/transport.html
Regional Housing Strategy (2006)
http://www.go-se.gov.uk/gose/peopleSusComms/housing/housingBoard/regionalStrategy/
Regional Economic Strategy (2002)
http://www.seeda.co.uk/res/
Regional Waste Strategy (Draft 2004)
http://www.southeast-ra.gov.uk/publications/strategies/waste.html
Regional Strategy for Energy Efficiency and Renewable Energy 2004
http://www.southeast-ra.gov.uk/publications/strategies/energy.html
Integrated Regional Framework (2004)
www.southeast-ra.gov.uk
Social Inclusion Statement (SEERA and Partners, 2002)
http://www.southeast-ra.gov.uk/our_work/planning/social_inc/social_inclusion_statement.pdf
Action for Biodiversity in South East England (SE England Biodiversity Forum, 2001)
Hard copy
The Cultural Cornerstone: A Strategy for the Development of Cultural Activity & its Benefits in the South East (June 2001)
http://www.culturesoutheast.org.uk/media/uploads/18/culturalcornerstone.pdf
The Cultural Agenda: Realising the Cultural Strategy of the South East (November 2002)
http://www.culturesoutheast.org.uk/media/uploads/18/the_cultural_agenda.pdf
Mission: Possible - The South East Plan for Sport 2004-2008
http://www.sportengland.org/south_east_plan_for_sport.pdf
London's Spatial Development Strategy (2004)
http://www.london.gov.uk/mayor/strategies/sds/london_plan/lon_plan_all.pdf
Managing Flood Risk: Thames Region Catchment Flood Management Plan
http://www.environment-agency.gov.uk/subjects/flood/1217883/1217968/907676/

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Surrey Structure Plan (Dec 2004)

http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Surrey+Structure+Plan+2004?opendocumnet

Surrey 2020 – Community Strategy for Surrey

http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/A+Community+Strategy+for+Surrey?opendocument

Surrey Hills Area of Outstanding Beauty Management Plan

<http://www.surreyhills.org/managementplan.asp>

Surrey Economic Development Action Plan

[http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/591f7dda55aad72a80256c670041a50d/4fb688432e1d24e480256d7a0037be16/\\$FILE/EDAP.pdf](http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/591f7dda55aad72a80256c670041a50d/4fb688432e1d24e480256d7a0037be16/$FILE/EDAP.pdf)

Surrey Education Service Strategy

http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/lookupwebpagesbyTITLE_RTF/Education+plans?opendocument

Surrey School Organisation Plan 2003/4 – 2008/9

<http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/docidLookupFileResourcesByUNID/docid6550BD31A4F2585D80256E9F00367923?openDocument>

Surrey's Medium Term Strategy for Adults and Community Care

<http://www.surreycc.gov.uk/legcom/CouncilP.nsf/0/0916c28e43df7ab180256f87005a971d?OpenDocument>

Surrey Biodiversity Action Plan

<http://www.ukbap.org.uk/lbap.aspx?id=456>

Surrey Cultural Strategy

[http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/591f7dda55aad72a80256c670041a50d/02ce03db0c531ecd80256c52002c4cb7/\\$FILE/Surrey%20Cultural%20Strategy%202002.pdf](http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/591f7dda55aad72a80256c670041a50d/02ce03db0c531ecd80256c52002c4cb7/$FILE/Surrey%20Cultural%20Strategy%202002.pdf)

Surrey Local Government Association Key Worker Strategy – Housing to Underpin Economic Success

<http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/docidLookupFileResourcesByUNID/docidE334A136364076C180256BB40053D2C6?OpenDocument>

Surrey Economic Partnership (SEP) Economic Strategy

http://www.surreyeconomicpartnership.org/stylesheet.asp?file=03112004131501
Infrastructure and Amenity Requirements to Support New Developments – A Good Practice Guide to Provision in Surrey (2002)
http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/docidLookupFileResourcesByUNID/docid55BE4A3DD0454BBE80256CAF003E3376?openDocument
Surrey Heritage Strategy
http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/docidLookupFileResourcesByUNID/docid2367E18A486F598180256E9400470240?OpenDocument
Surrey Provisional Local Transport Plan 2006/7 –2010/11 NEW
http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Provisional+Local+Transport+Plan+(2005)?opendocument
Surrey Local Transport Plan – Annual Progress Report 2005 NEW
http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Annual+Progress+Report+2005?opendocument
Surrey Minerals Local Plan
http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Surrey+Minerals+Local+Plan+1993?opendocument
Surrey Rural Strategy
http://www.surreycc.gov.uk/SCCWebsite/sccwspages.nsf/searchresults/bf44afd3a47cfb9880256bc90047ab0a?OpenDocument
Surrey Sports Strategy
http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/f2d920e015d1183d80256c670041a50b/34a0688956ecdaac80256bb800357877/\$FILE/Strategy.pdf
Surrey Minerals and Waste Development Framework – Surrey Minerals Plan submission version June 2006
http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Surrey+Waste+Local+Plan+1997?opendocument
Parking Strategy for Surrey (2003)
http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/docidLookupFileResourcesByUNID/docid8241577CD3C1748E80256D44004A3704?openDocument
Surrey Draft Crime and Disorder Reduction Strategy 2005-2008/9
http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/docidLookupFileResourcesByUNID/docid245EA9F274E7665B80256F890037ACF0?OpenDocument
Surrey Design Guide (2001)
http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/f2d920e015d1183d80256c670041a50b/d65b85bdbef9064d80256bb40045e174/\$

FILE/Surrey%20Design.pdf
Future of Surrey's Landscape and Woodlands (1997)
www.surreycc.gov.uk
Surrey Tourism Strategy
www.surreycc.gov.uk
LOCAL CONTEXT
All the following available from Spelthorne Borough Council www.spelthorne.gov.uk
Heathrow Development Strategy
Spelthorne Air Quality Strategy
Spelthorne Borough Local Plan 2001
Spelthorne Community Strategy 2005
Spelthorne Crime and Disorder, Drugs and Alcohol Strategy 2002 – 2005
Spelthorne Empty Homes Strategy
Spelthorne Environment Strategy 2003 - 2007
Spelthorne Health Promotion Strategy
Spelthorne Homelessness Strategy
Spelthorne Housing Strategy 2005 -2009
Spelthorne Key Worker Housing Strategy
Spelthorne Social Inclusion Strategy 2003 - 2006

Appendix 7 – Social environmental and economic baselines¹

¹ The table presented below provides the data which was available at the Regulation 25, Issues and Options Stage of the production of the DPD. Subsequently additional information has become available through the completion of a number of background assessments and reports. Whilst these reports have supplemented the baseline, the following information provides a snap shot from the earlier stage. The baseline will be further developed as an integral part of the AMR.

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
1. Provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford						
a. Housing completions compared with SSP	2001-2002: 249 2002-2003: 164 2003-2004: 473	Surrey 2001-2002: 2,683 2002-2003: 2,706 2003-2004: 3,118	Surrey Structure Plan: 2,580 dwellings to be completed 2001-2016	Annual completions are above annual target of 172		Annual monitoring housing completions
b. Number of affordable dwellings delivered per year	2001-2002: 82 2002-2003: 64 2003-2004: 85	Surrey 2001-2002: 536 2002-2003: 556 2003-2004: 546	Surrey Structure Plan: 40% of housing delivered to be affordable by 2016	Annual fluctuations but generally increasing		Annual monitoring housing completions
c. Number of households on the housing register	2002: 2,681 2003: 2,767 2004: 2,865		To ensure more people are registering to measure need more accurately	Increasing		Housing Investment Programme (HIP) 2004 returns
d. Lower quartile property price compared against lower quartile workplace earnings	Jul-Sep 2003 average property price £220,028 2003 average annual fulltime earnings £28,548.08	Jul-Sep 2003 Surrey average property price £284,983 2003 average annual fulltime earnings £30,059.64	To increase the number of affordable units and the percentage of 1 and 2 bedroom properties built reducing the average property price	Sep 2003 - Sep 2004 Average property prices have risen by £16,000	There is a large mortgage gap, making it hard for first time buyers to access the	Property price http://www.landreg.gov.uk/propertyprice/interactive/ppr_ualbs.asp and CSI F4 average earnings

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
		Land registry web site says £312,670 2003/04 and £325, 799 04/05			housing market	
e. Number of unfit homes in the District	2003-2004: 549 dwellings (1.3% of stock)	South East 139393 (4.1% of stock)	To bring 4% of unfit dwellings into use per annum	2003-2004: 6% brought into use		Office for National Statistics (ONS) and HIP return

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
2. Facilitate the improved health and wellbeing of the whole population.						
a. Death rates from circulatory disease, cancer and suicide (direct standardised mortality rate per 100,000 population)	2002: Overall 9.5 (ons) Circulatory disease Cancer Suicide	South East 2001: Circulatory disease - 89 Cancer - 117 Suicide - 8	Over the long term, to reduce death rates from these diseases appreciably	SE figures over the last 5 years show a steady decline.		Use average of CSI C7 (does not include deaths by accidents) Office for National Statistics (ONS), Twice a year, ISSN=17406145, On-line edition, Contact: +44(0)845 601 3034
b. Infant mortality rates (per thousand live births)		Surrey - 3.8				QoLI: C2 http://www.statistics.gov.uk/StatBase/Product.asp?vlnk=6631&Pos=6&ColRank=1&Rank=272
c. Percentage of people whose health is classed as not good	April 2001: 6.6%	Surrey April 2001: 6.0% SE April 2001: 7.1%				Census data 2001
3. Reduce poverty and promote social inclusion						
a. Average score for Indices of Multiple Deprivation (IMD) 2004	2004: ranked 284 out of 354 districts in England (1 being the most deprived)	2004: the average rank in Surrey 330	ODPM Communities Web pages 020 7944 4400			http://www.odpm.gov.uk/stellent/groups/odpm_urbanpolicy/documents/page/odpm_urbpol_029534.pdf

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
b. proportion of children under 16 living in income deprived households						
4. Create and maintain safer and more secure communities						
a. The number of recorded offences per 1000 people	2003/04					QoLI: B13-B21 Police monthly monitoring sheet
Domestic violence Violence against the person Sexual offences Robbery Burglary Theft of motor vehicle Theft from motor vehicle Number of drug offences						
b. The proportion of people that live in fear of crime		Surrey 2002/03				QoLI: B9-B12 http://www.homeoffice.gov.uk/rds/crimeew0304.html
% very worried about burglary			9%			

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
% high level of worry about car crime		11%				
% high level of worry about violent crime		13%				
% high level of perceived disorder		15%				
c. Pedestrian/cyclists – number killed and seriously injured (KSI) per 100,000 population		Surrey 2002/03 - Pedestrians: 9.7 Cyclists: 4.2				QoLI: H3 ODPM
5. Minimise the harm from flooding.						
a. Number of properties at risk from flooding	1502 dwellings	Eng. & Wales 2004: 5 million people face flooding risk	Prevent all inappropriate development in the flood plain	This figure has increased after the release of the EA flood zones 2004 indicating a greater area at risk from flooding		GIS
b. Number of properties linked to sustainable drainage system			All new development applications to show that sustainable drainage has been considered and implemented if appropriate			In house monitoring

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
6. Make the best use of previously developed land and existing buildings						
a. Percentage of dwellings built on previously developed land	1999-2002: 99% 2002-2003: 97.6%	SE 1999-2002: 63%	Surrey Structure Plan: 70%			QoLI: L1 BVPI 106 http://www.bvpi.gov.uk/pages/keyFacts_BVPI.asp?lastpage=1&aid=110
b. Average density on sites with 10 or more dwellings (Dwellings per Ha.)	1999-2002: 31 2003-2004: 55	Surrey 2003/04 - 30.7	Surrey Structure Plan: new housing developments should be at least 35 dpha	Increasing and significantly above Surrey average		Structure Plan Monitoring Scheme
c. The number of construction sites recycling or reusing demolition waste						In house monitoring
7. Reduce land contamination and safeguard soil quality and quantity.						
a. Amount of contaminated land remediated to suitable use						SCC waste planning

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
b. Area of grade 1, 2 and 3 agricultural land lost to development				No loss of grade 1 or 2 agricultural land		In house monitoring
8. Ensure air quality continues to improve and pollution is reduced.						
a. Annual average of NO2 and PM10 within AQMAs relative to national standards	2003: Average NO2 reading		UK air quality objective for end of 2005 for NO2 and PM10 is an annual mean of <40ug/m3	Improving but exceedences associated with certain highways	A significant proportion of current annual mean PM10 is derived from regional background sources and are outside of the control of local authorities. Calculation method based on NO2 may be amended	http://www.tandridge.gov.uk/tdc-itsite3/media.nsf/Lookup/Updating%20&%20Screening%20%20Assessment%202003.pdf/\$File/Updating%20&%20Screening%20%20Assessment%202003.pdf or http://www.airquality.co.uk/archive/laqm/laqm.php
b. The number of properties affected by poor air quality					There is a need for a definition of what poor air quality is	This only has to be monitored if the District is not achieving government

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
						targets (EHOs)
9. Minimise noise pollution.						
a. The monitoring of LEQ levels around airports	2004: Total area covered, Ha and l1pg address points					Calculate the area/houses within the LEQ contours as shown on GIS system
b. the total length of quiet road surfacing						
10. Conserve and enhance biodiversity within the plan area.						
a. Population of gadwall and shoveler	Gadwall 2.4% of European population Shoveler 2.1% of European population		By 2010, achieve a sustained increase in the regional wild bird population	Stable in general area but decrease within designated SPA sites	May be difficult to record by District, however may be possible to show data by a wider area.	www.bto.org Surrey Bird Club may be able to help
b. Extent and condition of land designated as a Site of Special Scientific Interest (SSSI).	June 2004: 4 SSSIs 749.9ha.		No reduction in extent of SSSI and ensure that 95% of SSSI's are favourable or recovering			QoLI: L4 English Nature website

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
Percentage in favourable condition	37.70%		condition by 2010 (target to reflect the national PSA target)			
Percentage in unfavourable - recovering	26.60%					
Percentage in unfavourable - no change/declining/destroyed	35.70%					

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
c. Extent and condition of key habitats for which Biodiversity Action Plans have been established						SCC
d. Number, area and condition of Sites of Nature Conservation Importance (SNCIs) and Local Nature Reserves (LNRs) within Spelthorne	26 sites 784.88ha			Stable	No LNRs in Spelthorne	GIS

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
11. Protect and enhance the natural, archaeological and historic environments						
a. Number of listed buildings, ancient monuments and conservation areas	sep. 2004: Listed Buildings: Grade 1 - Grade 2* - Grade 2 - ancient monuments - conservation areas -		Not to see a reduction in these numbers			Statutory list www.cipfastats.net
b. Statutory listed buildings at risk	2004: 1		To see this figure reduced			English Heritage Buildings at Risk Register
c. Statutory listed buildings demolished	2000-2004: 0		For this figure to remain at 0			
d. Proportion of Scheduled ancient monuments damaged by unlawful works						English Heritage
e. Number of properties open to the public on heritage open days	2004- 0		To see this figure increase			In house monitoring

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
f. Achievement of 'Accessible Natural Greenspace Standards' (English Nature)			A natural area within 300m of home or workplace		Natural area and standards need to be defined. This may duplicate open space standard	http://www.english-nature.org.uk/pubs/publication/PDF/Accessiblegreenspace.pdf
g. Proportion of planning applications with identified potential archaeological impacts where acceptable archaeological assessment and/or mitigation occurred						
12. Improve accessibility and reduce road congestion and the need to travel						
a. Traffic reduction (Percentage of 1998 value)		Surrey 2003/04: 104%	To limit traffic growth to 107% of the 1998 levels	Surrey is on track to meet the 2006 targets		Surrey LTP Annual Progress Report 2004 Target 1 p.27

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
b. Proportion of travel to work by mode	2001	2001 Surrey				Census
Car	62.8%	64.5%				
Rail	13.7%	10.6%				
Bus	2.4%	2.3%				
Motor cycle	1.2%	1.2%				
Bicycle	0.8%	2.2%				
Walking	6.5%	8.0%				
Other	0.5%	0.5%				
Works at home	12.2%	10.7%				
c. Proportion of schools with current travel plans	March 2004: 22%					http://www1.surreycc.gov.uk/srs/srs-initiative.htm

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
d. No of businesses with travel plans						
e. Length of cycle tracks and number of cycling trips						
f. household transport by mode						
g. bus routes with disabled access						

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
13. Maintain high levels of employment and economic activity.						
a. Percentage of economically active people that are unemployed	Jan. 2004: 0.9%	Surrey Jan. 2004: 1%				QoLI: F2 NOMIS official labour market statistics
b. Proportion of people claiming unemployment benefits who have been out of work for more than a year	Jan 2004: 9.4%	South East Jan. 2004: 13.5%				QoLI: F3 NOMIS official labour market statistics
c. Percentage of people of working age that are economically active	2002: 90.4%	South East 2002: 82.8				NOMIS official labour market statistics
d. The net change in the number of VAT registrations and deregistrations	2003: 1.2%	Surrey 2003: 1.1%				QoLI: F6 NOMIS official labour market statistics
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.						
a. The number of granted planning permissions for						In house monitoring / SCC DEMONS

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
commercial development						
b. The area of employment sites lost to other uses	2003/04: 1.35 ha					In house monitoring / SCC DEMONS
c. Total quantity of commercial floorspace						In house monitoring / SCC DEMONS
d. Total quantity of retail floorspace						
15. Support economic growth which is inclusive and sustainable						
a. Level of qualification of those living in the district						QoLI: E1 http://www.statistics.gov.uk/STATBASE/ssdataset.asp?vlnk=6564
▪ Proportion of population of working age (16-74) with GCSE or equivalent as the highest qualification achieved (Level 2)	2001: 22.4%	Surrey 2001: 21.6%				
▪ Proportion of population of working age (16-74)	2001: 8%	Surrey 2001: 10.1%				

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
with A-levels or equivalent as the highest qualification achieved (Level 3)						
▪ Proportion of population of working age (16-74) with a first degree or equivalent as the highest qualification achieved (Level 4/5)	2001: 18.7%	Surrey 2001: 27.2%				
b. Proportion of adults (16-60) with poor literacy and numeracy skills	2001: Literacy - 17.3% / Numeracy - 16%	Surrey 2001: Literacy - 18.6% / Numeracy - 17.3%				QoLI: E4 www.basic-skills.co.uk
c. Employment ratio (in to out commuting)						

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
16. Achieve sustainable production and use of resources						
a. Number of allotment sites and percentage occupancy						
b. Number of businesses producing local food						
c. Amount of waste disposed of in landfill	2003/04: Tonnes			increase from 99/00 level		QoLI: L6 In
d. Waste collected per capita	2003/04: Kg			increase from 99/00 level		QoLI: L5 In house
e. Percentage of waste recycled	2003/04: %	England 11%		increase from 99/00 level		QoLI: L6 In house
f. Percentage of waste composted						QoLI: L6 In house
g. Household per capita consumption (PCC) of water		South East 2002/03: 168 litres per day unmeasured and 145 litres measured	To stabilise PCC of water at current levels	PCC in SE has grown by 3-5% although it is now stabilising		Absence of local data, Environment Agency, Regional framework p.59 of data and trends

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
h. The number of dwellings incorporating greywater/rainwater harvesting		South East 2000/01:				study to report on this in the SE see Steve Dulmage. Local info from Thames Water/ E Surrey water?
i. number of new floodlighting installations which minimise light pollution						
j. percentage of new development adhering to Institute of Light Engineers Guidance						
k. Energy use per capita		Energy ratio index (tonnes oil equivalent/£1 million GDP) 177.9 [1970]; 142.5 [1980]; 118.0 [1990]; 100.0 [2000]; 93.8 [2003]		SE, no clear trend apparent, little change since 1970		http://www.southeast-ra.gov.uk/our_work/planning/sus_dev/irf_2004/irf_data_trends_final.pdf http://www.dti.gov.uk/energy/inform/energy_stats/total_energy/dukes1_1_4.xls
l. Percentage of new build and		2000-04, 1,098 of the 6,665 housing				Regional Framework, p.53

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
retrofit homes meeting EcoHomes excellent		units assessed were rated very good in the UK. 2002, 29 out of 35 commercial buildings assessed were rated very good or excellent in the UK.				of data and trends.
m. percentage commercial buildings meeting BREEAM excellent						
n. number of homes incorporating CHP heating						
17. Maintain and improve the water quality of the region's rivers and groundwater.						
a. Percentage rivers in plan area whose biological quality is rated as good	2000-02:					QoLI: B5 http://216.31.193.171/asp/1_search_input.asp
b. Percentage rivers in plan area whose			Sufficient supply for	Fall in 2003, SE, groundwater		Environment Agency state of

Indicator	Quantified Data (for SBC unless otherwise stated)	Comparators	Targets	Local Trend	Problems/ Constraints	Source
chemical quality is rated as good			essential services & environmental needs.	levels		the environment 2004. Contact Thames Water and E Surrey Water for local data
18. Increase the production and use of renewable energy/fuels						
a. Installed capacity for energy production from renewable sources (MWe)	(Biomass, biogas/sewage gas, solar PV, wind, hydro)	South East 2004 - 73MW declared net capacity (1% of regional generation capacity)	Regional targets: 2010: 620MW (5.5%); 2016: 895MW (8%); 2026: 1750MW (16%); Sub-regional targets: (Thames Valley and Surrey) 202MW [2010] 271MW [2016]. Structure Plan target : 10% of energy requirement to be met from renewable resources		Possible source of data: Project Renaissance (website opposite)	Project Renaissance: http://www.managenergy.net/products/R650.htm http://www.southeast-ra.gov.uk/our_work/planning/sus_dev/irf_2004/irf_data_trends_final.pdf or http://www.see-stats.org/thamesvalley.htm
b. Energy production from locally sourced biomass						

Appendix 8 – Consultation responses and comments

Scoping Questions

1. Are there any other relevant plans and programmes that will affect or influence the Development Plan Documents (DPDs) or Supplementary Planning Documents (SPDs)?
2. Are the identified implications for the Plan and for the Sustainability Appraisal correct in your opinion?
3. Do you agree that the baseline information collected is relevant, accurate and of sufficient detail to support the Plan?
4. Are the indicators appropriate for the sustainability objectives?
5. Should any indicators be added, removed or revised?
6. Does your organisation collect any data/information that would be helpful to the monitoring of the LDF documents? Please describe.
7. Do you agree that these are the key sustainability issues for Spelthorne?
8. Are there any other issues you consider should be included?
9. Do you agree that the sustainability objectives and indicators provide an appropriate framework for the Sustainability Appraisal of the DPDs and SPDs?
10. Do you agree that the draft SA objectives are consistent with national, regional and county level policy/guidance and appropriate within the context of Spelthorne?
11. Should any sustainability objectives be added, removed or revised?
12. Do you have any comments on the Draft Plan Objectives?
13. Do you agree with the methodology used to test the Draft Plan Objectives against the SA Framework?
14. Do you have any comments to make about the consultation arrangements?
15. Do you have any comments to make about the proposed methodology in general or the proposed content of the Initial SA Report?

Responses to Scoping Report Consultation

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
377	GOSE	3	Q01	The final version of PPS6 was published in March 2005	Noted
029	Elmbridge BC	3	Q01	No	Noted
029	Elmbridge BC	3	Q02	Yes	Noted
029	Elmbridge BC	4	Q03	Agree	Noted
029	Elmbridge BC	4	Q04	Yes	Noted
029	Elmbridge BC	4	Q05	The indicators listed do not need to be revised	Noted
029	Elmbridge BC	4	Q06	Elmbridge BC collects a wealth of information regarding housing, pollution, economic/employment, open space and leisure facilities.	Amended
029	Elmbridge BC	5	Q07	Agree	Noted
029	Elmbridge BC	5	Q08	No	Noted
029	Elmbridge BC	6	Q09	Yes	Noted
029	Elmbridge BC	6	Q10	Yes	Noted
029	Elmbridge BC	6	Q11	Potential to separate obj. 9 into two separate objectives as testing plan objectives against both air and noise pollution may prove difficult as they often have conflicting impacts	Noted – consider splitting
029	Elmbridge BC	7	Q12	No	Noted
029	Elmbridge BC	7	Q13	Yes	Noted
029	Elmbridge BC	8	Q14	Impressed with option to consult on line	Noted
029	Elmbridge BC	8	Q15	No comments	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
019	Surrey Chamber of Commerce	3	Q01	No	Noted
019	Surrey Chamber of Commerce	3	Q02	Yes	Noted
019	Surrey Chamber of Commerce	4	Q03	Yes	Noted
019	Surrey Chamber of Commerce	4	Q04	Yes	Noted
019	Surrey Chamber of Commerce	4	Q05	No	Noted
019	Surrey Chamber of Commerce	4	Q06	No	Noted
019	Surrey Chamber of Commerce	5	Q07	Yes	Noted
019	Surrey Chamber of Commerce	5	Q08	No	Noted
019	Surrey Chamber of	6	Q09	Yes	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
	Commerce				
019	Surrey Chamber of Commerce	6	Q10	Yes	Noted
019	Surrey Chamber of Commerce	6	Q11	Areas of current employment land should be ring-fenced against housing use to enable future development of small and local industry	Comment relates to policy not SA
019	Surrey Chamber of Commerce	7	Q12	Only as:- Areas of current employment land should be ring-fenced against housing use to enable future development of small and local industry	
019	Surrey Chamber of Commerce	7	Q13	Yes	Noted
019	Surrey Chamber of Commerce	8	Q14	No – seem adequate	Noted
019	Surrey Chamber of Commerce	8	Q15	No	Noted
413	K Salisbury	3	Q01	No	Noted
413	K Salisbury	3	Q02	Yes especially relative to over expansion of Heathrow, flood risks and pollution.	Noted
413	K Salisbury	4	Q03	Yes	Noted
413	K Salisbury	4	Q04	Yes	Noted
413	K Salisbury	4	Q05	Yes	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
413	K Salisbury	4	Q06	No	Noted
413	K Salisbury	5	Q07	Yes together with incentives to move/relocate people in less densely populated regions of the UK	Noted
413	K Salisbury	5	Q08	Water shortages in the South East plus waste disposal issues indicate that that any increase in the population would be difficult to sustain. Noise/chemical pollution from Heathrow/M25 needs mitigation.	Code for Sustainable Homes and BREEAM.
413	K Salisbury	6	Q09	Yes subject to comments in 6.6 of report.	Noted
413	K Salisbury	6	Q10	No because Spelthorne is densely populated. It has Heathrow on its doorstep which creates dramatic environmental consequences with long term irreversible effects.	DPDs must be within the parameters of national policy and the SA explores mitigation where there may be adverse impacts.
413	K Salisbury	6	Q11	No 1 is unrealistic, what is “sufficient” and “suitable”? As stated in 6.6 there are conflicting objectives, there are dangers in central gov imposing inappropriate housing policies without local knowledge. There should be an overall quota for new housing otherwise the infrastructure will not cope, kit barely copes now!	
413	K Salisbury	7	Q12	Again as noted in 7.9 there are conflicts, who is going to say which objective has preference? The point about mitigation will be critical if the south east is not to become an urban jungle.	
413	K Salisbury	7	Q13	Yes	Noted
413	K Salisbury	8	Q14	No	Noted
413	K Salisbury	8	Q15	No	Noted
048	English Heritage	3	Q01	Additional Plans:- <ul style="list-style-type: none"> The Historic Environment: A Force for our Future (DCMS) www.culture.gov.uk Better Place to Live: Government, Identity and the Value of the Historic 	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				<p>Environment.(DCMS) 2005.</p> <ul style="list-style-type: none"> • The Cultural Cornerstone: A Strategy for the development of cultural activity and its benefits in the South East (June 2001) • The Cultural Agenda: realising the cultural strategy of the South East (Nov 2002) www.culturesoutheast.org.uk • Surrey Design (SCC) <p>RPG3 should read RPG9</p>	
048	English Heritage	3	Q02	Para 3.8 should refer to the need to recognise and plan for the retention of character and distinctiveness as part of a sustainable approach to planning. I welcome reference to protection of the historic environment and the promotion of good design.	Corrected for SAR
048	English Heritage	4	Q03	It is important that the historic environment is broadly defined. All designated historic assets and their settings should be considered, together with potential impacts on non-designated features of local historic or architectural interest and value since these can make an important contribution to creating a sense of place and local identity. PPS12 makes it clear that policies prepared by the LPA should be founded on a thorough understanding of the needs of their area and the opportunities and constraints which operate within that area. The evidence base is critical to the preparation of LDF. Note the comments about the need for pragmatism in data collection and the intention that gaps be filled as the information becomes available.	Noted
048	English Heritage	4	Q04	<p>Accepted that there are some problems in representing the historic environment spatially in an appropriate way. Point data provided by individual designations makes a useful, but partial contribution. Historic landscape characterisation and urban characterisation broadens the understanding of place describing the evolution of the present day landscape/townscape.</p> <p>Draft objective 11 be enhanced by reference to increasing appropriate access which would then be consistent with indicator (e). Does indicator (c) add anything to (a) in</p>	SA Framework revised

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				that change would be reflected in the aggregate count?	
048	English Heritage	4	Q05	<p>Given BVPI 219, suggest indicator relating to conservation area appraisal.</p> <p>Possibly monitoring of planning applications where refusal included protection of sites and features of heritage interest?</p> <p>Information sources include: the historic environment record (HER/SMR); historic landscape characterisation (HLC); Extensive Urban Studies (EUS); Urban archaeological databases (UAD); Buildings at risk register (BAR) and the annual state of the historic environment report 'Heritage Counts' (see www.heritagecounts.org.uk).</p>	SA Framework revised
048			Q08	In terms of the issues set out under stage 3, feel that the pressures to accommodate more and more development within the urban areas have the potential to adversely affect character and distinctiveness and this should be recognised. The draft South East Plan draws attention to the need to safeguard character and distinctiveness (needs to be recognised in Appendix 1).	SA considers this.
048	English Heritage	5	Q11	Draft objective 11 be enhanced by reference to increasing appropriate access.	SA Framework revised
048	English Heritage	6	Q12	Concerned that 'protection and improvement of environmental quality' (objective 3) only applies to outside urban areas, protection relates only to appearance (objective 4) which is a much lower level of protection and yet this is the area where pressures arising from development are likely to be most direct.	SA considers environmental quality in all parts of Borough.
048	English Heritage	7	Q13	<p>When making a judgement on significant affects on the historic environment, including within this architectural and historic landscape quality, the following should be considered:</p> <ul style="list-style-type: none"> Rarity and trends 	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				<ul style="list-style-type: none"> The historic environment is irreplaceable Thorough understanding of the historic environment can inform new development and avoid or reduce significant impacts The inextricable link between the historic environment and natural environment and landscape <p>When considering impacts upon the historic environment, the Council is advised to consider the effect of cumulative impacts before concluding that impacts on individual sites are not strategically significant. This is because individual sites can have regional or national significance, perhaps through scarcity or individual associations, or because cumulative minor impacts on a range of individual sites become significant. Baseline data indicated in Appendix 2 could be enhanced significantly with good effect in addressing identified issues.</p>	
048	English Heritage		Other comments	English Heritage promotes a wide definition of the historic environment which includes not only those areas and buildings with statutory protection, but also those which are locally distinctive, valued and important. The historic environment is more than a cultural or environmental asset, it is an important driver for economic regeneration, helps to build social cohesion and provide a better quality of life for all.	Noted
004	Thames Water	3	Q01	<p>We believe that the key messages identified as a result of the PPP Review should include:</p> <ul style="list-style-type: none"> A need to provide for recreation and tourism opportunities, as well as for leisure; and A need to maximise the use of existing employment sites for employment, as well as focussing new employment-related development in town centres. <p>EU Directives on water quality, specifically EU Freshwater Fisheries Directive & EU Urban Waste Water Treatment Directive should be included</p>	SAR considers these issues.

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
004	Thames Water	4	Q04	See Q11	
004	Thames Water	6	Q11	<p>A key sustainability objective for the preparation of the new LDF should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 4.9 of the new PPS12 states:</p> <p><i>“LPAs should ensure that delivery of housing and other strategic and regional requirements is not compromised by unrealistic expectations about the future availability of infrastructure, transportation and resources. Annex B sets out further guidance on resources, utilities and infrastructure provision”</i></p> <p>Paragraphs B3 to B8 of PPS12 place specific emphasis on the need to take account of infrastructure such as water supply and sewage treatment in preparing LDDs.</p> <p>Consider it important that Table 3: Draft SA Objectives includes reference to the provision of adequate utilities infrastructure to service development.</p> <p>Thames Water support and promote the efficient use of water and the recognition of its value as a precious natural resource and support the draft objective and indicator number 17 relating to water quality.</p>	SAR considers these issues.
004	Thames Water	8	Q15	<p>Imperative that development is planned and phased to consider the impact the development will have on water supplies and wastewater treatment.</p> <p>For example, Thames Water has to treat wastewater to a standard set by EA. Increased development in locations where effluent discharges are close to the headwaters of rivers, where little dilution is available, requires increased levels of wastewater treatment to protect river quality bringing with it other sustainability issues in terms of increased energy use and chemical use. The SA objectives and indicators need to address this issue.</p>	SAR considers these issues.

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				<p>Suggest that wastewater treatment issues could directly affect choices over the location of development. Plan, monitor, manage approach adopted in DPDs and SA objectives consider the implications that development will have on wastewater infrastructure and water quality.</p> <p>Uncertainties such as future growth and new wastewater treatment standards need to be recognised and planned for.</p> <p>Locations for sustainable growth should be considered at an early stage in the LDF. This should take into account the high economic/social/environmental costs involved in providing wastewater treatment at some locations.</p> <p>(Summary)</p>	
363	Staines Town Society	3	Q02	Yes	Noted
363	Staines Town Society	4	Q03	Agrees that baseline information is relevant and accurate. Does not agree that the information is of sufficient detail. Identifies a number of blank squares to be completed.	Data available for significant issues and background reports have filled many gaps since SR published, notably SFRA and Transport Statement.
363	Staines Town Society	4	Q04	Yes	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
363	Staines Town Society	4	Q05	<p>Suggests adding the following indicators:</p> <ul style="list-style-type: none"> Objective 2 - suggests adding indicator of levels of mental health problems in primary care, as a proxy for general well-being Objective 3 – To thin on targets for access, suggest adding a target on improving bus services and for the number of unfilled vacancies in the public sector. Objective 5– add speeding and alcohol - related to crime Objective 6 – add number of properties flooded Objective 12 – not clear whether limit is on number of vehicles or on rate of growth. Should have target for actual reduction i.e. negative rate of growth. Should also include indicator on number of cycle trips (not the length of track. Objective 15 – Suggests is inadequate and requires monitoring of supermarkets 	Monitoring of significant issues and development of baseline through AMR.
363	Staines Town Society	4	Q06	No	Noted
363	Staines Town Society	5	Q07	Yes	Noted
363	Staines Town Society	5	Q08	Noise, Section 11 material (historic environment etc) and labour shortages	Noted
363	Staines Town Society	6	Q09	Yes	Noted
363	Staines Town Society	6	Q10	Yes	Noted
363	Staines Town Society	6	Q11	Suggest that Section 13 SA objective should read 'optimum levels' not 'high levels'	Noted
363	Staines Town Society	7	Q12	<p>Suggests deleting 'valuable' in objective 7, re-wording of 10 to a clearer objective.</p> <p>Need objectives: development not increasing travel and noise</p>	SA Framework revised

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				Also highlights that the environmental SA objectives seem to have been lost	
363	Staines Town Society	7	Q13	Yes	Noted
363	Staines Town Society	8	Q14	Not enough publicity to attract attention of individuals e.g. large article in local press	Consultation above statutory requirement.
363	Staines Town Society	8	Q15	Hopes to see final version with all the baseline figures and information complete	Monitoring of significant issues and development of baseline through AMR.
588	Spelthorne Environmental Health Department	3	Q01	<i>'Spelthorne's Air Quality Strategy Action Plan'</i> <i>'Spelthorne's Contaminated Land Inspection Strategy'</i> – this is soon to be reviewed and will be called <i>'Spelthorne's Contaminated Land Strategy'</i> . It will set out policies for dealing with contaminated land within the borough, including land remediation under planning.	Noted
588	Spelthorne Environmental Health Department	3	Q02	Yes	Noted
588	Spelthorne Environmental Health Department	4	Q03	Pollution Control Team can discuss what data would be most appropriate to fulfil the baseline information requirements for the LDF for contaminated land and air quality. Suggest the following: <ul style="list-style-type: none"> Indicator 8a – Pollution Control Team can provide information relating to this 	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				<p>indicator and historically if required</p> <ul style="list-style-type: none"> Indicator 9a – Suggests that the data source for this indicator is inappropriate and that more appropriate information can be found for Spelthorne can be found at www.spelthorne.gov.uk/environment_planning/pollution/env_air_quality.htm Indicator 9c – Poor air quality is generally defined as air having concentrations of air pollutants just below, or in excess of the NAQS and EU objective level for those pollutants <p>(At present time do not hold data for 9a and 9c in appropriate formats but can be amended should indicators go ahead)</p> <p>Properties considered are generally those which are residential or have a sensitive use such as a hospital, school, residential care home for the elderly or infirm. This is due to occupiers of these being considered as receptors of poor air quality. Air quality within the workplace is addressed within the Health and Safety at Work Act 1974.</p>	
588	Spelthorne Environmental Health Department	4	Q04	Yes	Noted
588	Spelthorne Environmental Health Department	4	Q05	Currently working with SCCs LTP team on generating some air quality indicators (plus monitoring methodologies) for inclusion within the LTP. Suggest looking at resultant Air Quality indicators to see if they could be included within SA.	Noted
588	Spelthorne Environmental Health Department	4	Q06	<p>4 Land Contamination</p> <p>BVPI 216a and 216b on land contamination performance monitoring data will be generated on a quarterly and annual basis. Also includes number of sites remediated</p>	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				<p>through the TCPA 1990 and EPA 1990.</p> <p>Can provide information on the number of sites in the borough which have the potential to be contaminated and a rough idea of the number of sites that have been remediated under planning.</p> <p>5 Air Pollution</p> <p>Hold substantial amounts of data in respect of air quality monitoring. Most information can be found at: www.spelthorne.gov.uk/environment_planning/pollution/env_air_quality.htm Pollution Control Team happy to advise.</p> <p>6 Light Pollution</p> <p>Legislation has just received Royal Assent making light an issue for statutory nuisance. Commencement date for legislation is uncertain. When this comes into force the Team will gather data to be included within their annual statistics for light pollution. Data will include: number of complaints received and the number of Statutory Abatement Notices served for light pollution.</p>	
588	Spelthorne Environmental Health Department	5	Q07	In respect of air quality and contaminated land, yes.	
588	Spelthorne Environmental Health Department	5	Q08	No	

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
588	Spelthorne Environmental Health Department	6	Q09	<p>Identify inconsistencies between objectives 1 and 8. note that significant new developments which increase traffic use within areas of poor air quality will have a negative impact on air quality. This is particularly pertinent in view of the fact that it is not always possible to mitigate against the negative impacts.</p> <p>In agreement that in most instances land affected by remediation can be remediated to make it fit for use. However, it should be noted that in some instances remediation may not be cost-beneficial, although in such instances high density design may overcome a negative cost-benefit assessment.</p>	SA Framework revised, issues considered in SAR.
588	Spelthorne Environmental Health Department	6	Q10	<p>7 Contaminated land</p> <p>While local authorities have been given enforcement powers to deal with contaminated land under Part IIa of the Environmental Protection Act 1990, it is the Governments intention that in the spirit of sustainability, land remediation should occur on a voluntary basis, with the Planning system providing the greatest catalyst. As such, ensuring that land affected by contamination is a material planning consideration is in fulfilment of the Government's objectives for sustainable use of land. Likewise directing new development onto previously used land also addresses the need to enhance the progress of voluntary remediation.</p> <p>8 Air Quality</p> <p>The LTP and LDF are widely accepted as being the two greatest affector of air quality. Both can be major contributors to the causes of poor air quality, and conversely both can be major contributors to improvements in air quality.</p> <p>The primary cause of poor quality air within the borough is road transportation. In order to ensure that the causes of poor air quality are addressed at source, Surry County Council has agreed to integrate those actions contained within Spelthorne's air</p>	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				quality action plan which are relevant to County Council maintained roads into LTP2. By comparison, if the Council is to improve the quality of air within the borough, and thus the health of its residents, it is essential that the air quality impacts on and from new development be considered both within planning policy and at the development application stage.	
588	Spelthorne Environmental Health Department	6	Q11	See Sections 3, 5 and 6	
588	Spelthorne Environmental Health Department	7	Q12	No	Noted
588	Spelthorne Environmental Health Department	7	Q13	Yes	Noted
588	Spelthorne Environmental Health Department	8	Q14	Suggests it may have been useful to have had an internal consultation prior to the full consultation as more information could then have been included. This would have enabled the consultees to comment on all additional information that may have been provided by internal consultees (particularly baseline information). Stresses that the Pollution Control Team hold further information that may be of use.	Noted
588	Spelthorne Environmental Health Department	8	Q15	No	Noted
008	Sport England	3	Q01	Game Plan: a strategy for delivering Government's sport and physical activity	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				objectives DCMS 2002 – www.pm.gov.uk The Framework for Sport in England – Making England and Active and Successful Sporting Nation: A Vision for 2020 'Mission Possible' The South East Plan for Sport 2004-2008	
008	Sport England	4	Q05	Need to add indicator taken from 'Game Plan' which measures physical activity. Government target is for 70% of population to be physically active by 2020 as measured by doing 5 x 30 mins activity per week.	SBC has produced an open space, sport and recreation study
008	Sport England	4	Q06	Sport England has statistics on national participation rates in physical activity and by sport	Noted
008	Sport England	6	Q09	Indicator 2c is too subjective. Should be measured by amount of physical activity undertaken by people. Not clear why open space is an indicator for social exclusion and poverty. Surely this applies to the whole population? Objective 2 should include an indicator that measures convenient access to sports and recreation facilities based on an up to date open space strategy, playing pitch strategy and sports strategy. Suggests refer to www.activeplaces.com which is a national database of sports facilities. This can then be used as a basis for auditing and strategic planning.	SA Framework revised, monitoring developing through AMR.
008	Sport England	7	Q12	Objective 10 should make it clear that this means ensuring provision for (sporting and recreational) infrastructure in conjunction with new development. If this is not what it means then there should be a general objective on infrastructure provision.	Issue considered in SAR

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
591	English Nature	3	Q01	<p>The Conservation (Natural Habitats, &c.) Regulations 1994 (The Habitats Regulations) should be included in the PPP list. The Habitats Regulations implement the Habitats Directive in the UK. Importantly for Spelthorne, they incorporate Special Protection Areas (SPAs) as European Sites.</p> <p>The Convention on Wetlands of International Importance especially as Waterfowl Habitats (The Ramsar Convention) should be included in the list of PPPs as Spelthorne contains a significant part of the South West London Waterbodies Ramsar Site.</p> <p>A Government policy statement on Ramsar Sites issued in November 2000 extends policies in the Habitat Regulation to Ramsar Sites.</p>	Noted
591	English Nature	3	Q02	Appendix 1 p38: The test of likely significant effect and the need for appropriate assessment for plans or projects referred to under targets for EU Habitats Directive applies to SPAs and as a matter of Government policy to Ramsar Sites	Separate report available
591	English Nature	4	Q03	<p>To conserve and enhance biodiversity within the plan area More work will be necessary to collect sufficient baseline and monitoring data to assess biodiversity indicators and measure progress against targets.</p> <p>There is currently insufficient data on:</p> <ul style="list-style-type: none"> • Extent and condition of key habitats for which Biodiversity Action Plans have been written • Condition of SNCIs and LNRs • Condition of Ancient Woodlands • Populations of wild birds in Spelthorne • Number of characteristic rare species and priority habitats <p>Data on these indicators would be best collated and managed by Surrey Biological</p>	Ongoing through AMR.

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				Record Centre. Given an appropriate level of support the record centre should be able to undertake this work and supply data to Spelthorne BC.	
591	English Nature	4	Q05	Yes Some further thought is needed on two of the indicators if they are to be used: a) Population of wild birds – appropriate species would have to be selected and monitoring established f) Number of characteristic rare species/priority habitats – appropriate species and habitats will need to be identified and monitoring established.	Ongoing through AMR
591	English Nature	4	Q06	English Nature supports the Surrey Biological Record Centre (SBRC) which acts as a central repository for biodiversity data in the county. Data on habitats and species held by English Nature's Sussex and Surrey Team is available from SBRC.	Noted
591	English Nature	6	Q11	English Nature recommends the inclusion of an objective for the provision of accessible natural green open space. English Nature Research Report 526 – Accessible Natural Green Space Standards in Towns and Cities provides recommended standards for the provision of accessible natural green space and may be useful in setting objectives and targets.	SBC has produced an open space, sport and recreation study
591	English Nature	7	Q12	English Nature notes with concern that there are no draft objectives relating to either: the protection and enhancement of biodiversity, or the provision of accessible natural green space. It is strongly recommended that suitable objectives relating to both of these important issues are included in the development plan document.	Issue covered in SAR
038	Surrey County Council	3	Q01	<ul style="list-style-type: none"> • EU Birds Directive – there is no mention of Special Protection Areas. Spelthorne has a number of SSSIs which are identified as SPAs. • Update the UK Sustainable Development Strategy to 2005 version – '<i>Securing the future</i>' • The Government's 10 year Transport Plan (2000) has largely been replaced by the 	noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				<p>Transport White Paper – “<i>The Future of Transport: a network for 2030</i>” (July 2004)</p> <ul style="list-style-type: none"> • An implicit target in PPG2 is to maintain the extent of the Green Belt • The final version of PPS6 has now been published and replaces PPG6 • There should be a reference to draft PPS9 ‘<i>Biodiversity and Geological Conservation</i>’ which will supersede PPG9 • In the comment about PPG15 in Appendix 1, should the first word be ‘reconcile’ rather than ‘recognise’? • There should be a note under PPG16 that there is a need for local policies to include requirements for recording when other forms of protection are not possible. • Table 1 should refer to RPG9 not RPG3 • The draft South East Plan was published in January 2005 not November 2004 • There should be a reference to the draft Regional Housing Strategy 2006-2009 alongside the adopted RHS. The draft will be finalised for submission to ODPM in May and contains revised targets that are relevant to the LDF, for example requiring densities of 40 dwellings per hectare, new housing to meet EcoHomes ‘very good’. • The Regional Economic Strategy is currently being reviewed • The Surrey LTP 2000 will be superseded by the Provisional Surrey LTP (July 2005) with final LTP2 in March 2006 • Other strategies that should be included are Surrey’s Medium Term Strategy for Adults and Community Care; Parking Strategy for Surrey and School Education Development Plan 2002-2007 <p>Para 3.8 In addition to meeting affordable housing needs, there needs to be a key message about providing a range of housing types and sizes to meet the needs of different sections of the community. The need to address current deficiencies in infrastructure provision and to ensure new development is adequately supported and the need to promote resource efficiency should also be highlighted.</p>	
038	Surrey County	4	Q04	Refer to Q09	

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
	Council				
038	Surrey County Council	4	Q05	Refer to Q09	
038	Surrey County Council	4	Q06	The County Council is developing a data repository, 'Surrey Data Online', which will hold information produced by the County and provide links to other relevant sources.	Noted
038	Surrey County Council	5	Q08	There should be a 'social' issue that relates to the provision of necessary infrastructure, in particular access to educational facilities and health care. There is no mention of noise – aircraft and road generated – as an environmental issue There is no mention of landscape enhancement and management and improving the potential of the Green Belt to provide for recreation and amenity	Issue considered in SAR
038	Surrey County Council	6	Q09	<ul style="list-style-type: none"> • SA Objective 1: Indicator (d) – Rather than using average house price and average earnings, a better indicator of affordability would come from using lower quartile house prices and lower quartile earnings • SA Objective 2: An indicator dealing with the provision of new and loss of existing health care facilities should be considered • SA Objective 3: There needs to be indicators that relate to access to services, for example provision of key services in accessible locations such as town, district and local centres. There could also be a reference to access for those with disabilities. • SA Objective 4: There could also be indicators in relation to numbers in adult education classes and numbers receiving on the job training. • SA Objective 6: Indicator (b): Need to clarify what is meant by the phrase 'properties built with sustainable drainage installed'. • SA Objective 8: Indicator (b) The indicator might refer to Grade 3a rather than 3 to reflect national guidance and the local situation in which Surrey has only a low percentage of Grade 1 and 2 land. • SA Objective 11: There should be indicators relating to archaeology such as, proportion of potential archaeological sites (i.e. Areas of High Archaeological 	SA Framework revised

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				<p>Potential and development sites over 0.4 ha) where acceptable archaeological assessment took place and proportion of these where archaeological recording took place to a satisfactory standard having been required.</p> <ul style="list-style-type: none"> SA Objective 11: Indicator (f) – The proposed use of the Accessible Natural Green Landscape Standards as an indicator is welcomed, but it is worth noting that applying this standard to the borough as a whole may mask local areas of deficiency and it may also be worth considering applying the standards at a ward or parish level. SA Objective 14: There should be indicators which reflect the growth/change in shops/retail floorspace in town centres/urban areas. SA Objective 18: Indicator (c) – this should be made clearer by being specific about the types such as solar panels, PV and CHP. There could also be an indicator on the number of homes taking energy saving grants. 	
038	Surrey County Council	7	Q12	<ul style="list-style-type: none"> Draft Plan Objective 5: This objective relating to climate change/resource minimisation should apply to the whole plan area, not just the urban area Draft Plan Objective 9: Need to add specific reference to affordability alongside tenure, size and type of housing Draft Plan Objectives 19 and 20: These should both refer to the concept of mixed use development 	
038	Surrey County Council		Other comments	<p>Para 9.2 mentions avoiding further development in areas liable to flood. This does not fully reflect national guidance which refers to risk and specifically to avoiding development in undeveloped part of the floodplain.</p> <p>Note – Ancient Woodlands not present in Spelthorne</p>	SBC ahs produced a SFRA
073	The Littman Partnership (on behalf of		Other comments	<p>SRA's principle objectives are (established in Transport Act 2000):</p> <ul style="list-style-type: none"> To promote use of the railway network for the carriage of passengers and goods To secure the development of the railway network 	SAR considers these issues

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
	the Strategic Rail Authority)			<ul style="list-style-type: none"> To contribute to the development of an integrated system of transport of passengers and goods <p>Supportive of principal of promoting sustainable transport choices and integrating land use planning and transport policies. Any proposal for the development of the railway network or facilities must be developed in consultation with SRA to ensure compatibility and feasibility.</p>	
002	CBRE (on behalf of Tidegrove Ltd)	3	Q02	<p>Need to update reference to PPG6 to PPS6.</p> <p>In the section dealing with the Regional Economic Strategy (2002) one of the implications for the LDF is to maximise the supply of affordable housing through appropriate policies. This fails to make reference to need. Consider the implication should be amended as follows: <i>'Delivering a supply of affordable housing to meet identified needs through appropriate policies, ensuring that a mix of tenure is catered for'</i>. This would address concerns regarding the potential issue of creating any over supply in the provision of affordable units. Our proposed approach also applies to the section dealing with the Surrey Economic Partnership (SEP) Economic Strategy, and we consider the first implication should read <i>'provision of more affordable housing to reflect identified needs'</i></p>	Noted
002	CBRE (on behalf of Tidegrove Ltd)	4	Q03	<p>Note a number of instances throughout Appendix 2 where sources of data have not been included (this occurs at 3b, 4a, 4b,10f,12b,12e, 12f, 12g, 15a, 15b, 18c and 19b). Consider that sources should be added, and if this is not possible then explanatory text should be included. Reserve right to make comments on any further sources added.</p>	Monitoring of significant issues and development of baseline through AMR.
002	CBRE (on behalf of Tidegrove Ltd)	6	Q11	<p>Para 6.5 – Draft Sustainability Appraisal Objectives set out in table 3 are not listed in terms of priority, although the report states that a broad ranking of objectives to highlight relative importance might be incorporated at a later stage. Reserve the right to make comments on the objectives if they are subject to ranking.</p>	Objectives remain unranked. Biodiversity

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				<p>Para 6.6 – This paragraph identifies the tensions/inconsistencies between a number of different objectives. We support the approach set out under the first identified conflict relating to housing i.e. that mitigating measures/appropriate design may address any such conflict. A similar approach should be included within the third identified conflict relating to previously developed land and biodiversity, where a balanced approach to ensure the viability of a scheme may address any such conflict.</p>	<p>considerations have been made for all areas.</p>
002	CBRE (on behalf of Tidegrove Ltd)	7	Other Comments	<p>Para 3.8 – To reflect the new planning system, we consider that the sixth ‘key message’ which states <i>‘meet Structure Plan Housing Requirements’</i> should be amended to <i>‘meet Regional Spatial Strategy 9 housing requirements’</i>.</p> <p>Para 9.2 – Consider that the third point should be amended to read <i>‘Avoid further development in areas liable to flood where measures cannot be incorporated within a proposed scheme to mitigate against the risk of flooding’</i>. Flexibility should also be provided to ensure that town centre schemes are not frustrated.</p> <p>Para 9.4 – Support the principle of continuing existing policies (i.e. business as usual) as an option, subject to the comments below. Support principle of maximising the use of previously developed sites in town centre locations for commercial and residential development. In terms of the approach to affordable housing going forward, we consider that the relevant policies should clearly identify that provision should be based on identified need. Also consider that relevant policies should provide flexibility for lower levels of provision within mixed-use schemes. Having regard to viability issues and in particular, the cyclical nature of viability relating to commercial developments (a key consideration given the length of time it can take to bring sites forward), this approach will maximise the amount of residential development that is proposed as part of mixed use schemes. Consider that maximising the quantum of housing provision in the town centre to create viability and bring vitality to the town centre outweighs a rigid approach to the provision of</p>	<p>The HLAA and SFRA have informed appraisal.</p>

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				affordable housing.	
537	Surrey Wildlife Trust	3	Q01	No	Noted
537	Surrey Wildlife Trust	4	Q03	10a – Do not consider baseline information to be available 10c – Information will be available in the future 10e – Extent of ancient woodland should be available from English Nature or Forestry Commission and can be updated on Surrey Wildlife Trust/Surrey County Council woodland heritage project is completed. 10f – needs refining or combining with 10e	Monitoring of significant issues and development of baseline through AMR.
537	Surrey Wildlife Trust	4	Q04	See above comments. Discussions ongoing with SCC and others to identify suitable and monitorable indicators	
537	Surrey Wildlife Trust	4	Q05	See above	
537	Surrey Wildlife Trust	4	Q06	Area and number of SNCIs	
537	Surrey Wildlife Trust	5	Q07	Environmental constraints to development. Include Green Belt and biodiversity (European, national and local sites) in supporting evidence along with flooding.	Biodiversity considered in SA.
537	Surrey Wildlife Trust	5	Q08	See above	
537	Surrey Wildlife Trust	6	Q09	See earlier comments on indicators	
537	Surrey Wildlife Trust	6	Q10	Yes	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
537	Surrey Wildlife Trust	6	Q11	No	Noted
537	Surrey Wildlife Trust	7	Q12	7 – amend to 'to safeguard valuable urban open space and green spaces are connected by a green network (corridors) to prevent isolation of wildlife habitats and allow movement of species (see key objectives – Biodiversity Strategy for England, and EU Habitats Directive)	Biodiversity contribution of open space noted.
537	Surrey Wildlife Trust	7	Q13	No	Noted
537	Surrey Wildlife Trust	8	Q14	No	Noted
537	Surrey Wildlife Trust	8	Q15	No	Noted
312	Barton Willmore Planning (on behalf of Kempton Park Racecourse)	3	Q02	Para 3.8 – Key messages identified as a result of the PPP review should include: <ul style="list-style-type: none"> • A need to provide for recreation and tourism opportunities, as well as for leisure • A need to maximise the use of existing employment sites for employment, as well as focussing new employment related development in town centres. 	Open Space, Sport and Recreation Study and Economy and Employment Land Study considered in SAR.
312	Barton Willmore Planning (on behalf of Kempton Park Racecourse)	5	Q08	Table 2 – Sustainability issues identified should also include: <ul style="list-style-type: none"> • Social – maintaining and improving recreational, leisure and tourism opportunities • Economic – Retaining and improving current levels of employment 	
312	Barton Willmore	6	Q10	Table 3 – the following objectives should be amended/added in order to reflect the aims of national and regional sustainability and planning policy objectives:	As above

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
	Planning (on behalf of Kempton Park Racecourse)			<ul style="list-style-type: none"> • Social progress that recognises the needs of everyone – new objective should be added to reflect the need to maintain and improve recreational (including sports), leisure and tourism facilities to reflect not only local need, but also regional and national needs, particularly where existing facilities are of regional and national importance • Maintenance of high and stable levels of economic growth – (Objective 14) the reference to commercial development opportunities should be clarified. This objective should include all employment opportunities , including maximising the use of existing employment sites. 	
312	Barton Willmore Planning (on behalf of Kempton Park Racecourse)	7	Q12	<p>Table 4 – Draft plan objectives should be amended as follows:</p> <ul style="list-style-type: none"> • Objective 3 – this objective should include all reference to leisure and tourism uses. • Objective 7 – this objective should also refer to the need to maximise the recreation, leisure and tourism benefits which can be derived from urban open space at the local, regional and national levels. 	As above
312	Barton Willmore Planning (on behalf of Kempton Park Racecourse)	8	Q14	All those that respond to this consultation should be consulted by Spelthorne BC in relation to all other aspects of the Sustainability Appraisal and the emerging LDF	
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	3	Q01	Cemex believes that the planning issues relevant to London, and west London in particular, will also affect and influence the LDF. The London Plan (and any SA) should be included in the list of PPP documents. Article 7 of the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive) requires ‘trans-boundary effects’ to be assessed and, in this context, it is inconceivable that Spelthorne’s LDF should not consider the relationship with and proximity to London or the implications of planning policies for the	Implications of London Plan considered in SAR (see PPP list)

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				<p>capital. This is reinforced by, amongst other things, the South East Plan which will ultimately replace Regional Planning Guidance (RPG) 9. This makes clear, in Section B, paragraph 4.1 <i>“the most important relationship is with London.....it is different to relationships with other regions, as London relies on the South East to accommodate some needs”</i></p> <p>Report prepared for the Mayor of London in August 2004 which looked at the Industrial and Warehouse demand in London and around Heathrow points to a ‘tight market’ for the West Region (including Heathrow) evidenced by low vacancy rates and relatively high rents for prime premises. Indicators also suggest a tight market for industrial/warehousing land with the overall sub-regional vacancy rate being under half of the London average. Check this with relevant objective, as this information should be added to the baseline position.</p> <p>Bearing in mind the proximity of Spelthorne to significant industrial and warehouse property market around Heathrow, Cemex believe these issues cannot be disregarded in the LDF.</p>	
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	3	Q02	<p>Suggest the following additions/amendments to the list of implications:</p> <ul style="list-style-type: none"> • Add – To ensure that sufficient employment land, both in terms of quantity and quality, is identified to enable new development to come forward at the right time and in the required locations. • Amend – Provide affordable housing to meet identified needs <u>as part of the timely delivery of market housing</u> 	HLAA and Economy and Employment Land Study considered in SAR.
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	4	Q03	<p>Up to date assessment of employment land in accordance with requirements from ODPM. Should realistically consider the demands arising from the planned expansion of Heathrow Airport.</p> <p>Make use of relevant baseline information included in the London Plan.</p>	As above

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	4	Q04	Need to follow guidance in Sustainability Appraisal of Regional Spatial Strategies and LDF's. If guidance is not followed include explanation of why not.	Noted
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	4	Q05	See Q04	Noted
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	5	Q07	<p>Para 3.17 of PPS12 makes clear that the purpose of sustainability appraisal is to appraise the social, economic and environmental effects of strategies in order to ensure that decisions made are in accordance with sustainable development principles. Table of sustainability issues on page 19 (table 2) contains two economic issues, six social issues and nine environmental issues. It appears therefore that the overarching emphasis of the plan is towards environmental protection and that economic growth and employment are seen as being of much less importance. This seems surprising in a Borough where for example, 61.2% of the resident workforce commute out of the Borough to work.</p> <p>The weighting of sustainability issues should be made explicit i.e. clear rational for emphasis on environmental issues should be given. Social and economic issues should be more fully considered.</p>	There is no weighting. The appraisal provides objective information and consideration of likely impacts.
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	5	Q08	See Q07	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	6	Q09	<p>Objective 1 – location should also be considered. In order to provide sufficient housing to enable people to live in a home suitable for their needs and which they can afford, it will be necessary to identify a range of housing sites , probably Greenfield as well as previously developed, in a range of locations across the borough if people are to have equal access to housing opportunities. If, for example, the borough sought to meet its housing target by developing a small number of large previously developed sites in one part of its area then the unintended result would be a geographical imbalance in access to both market and affordable housing across the borough.</p> <p>Objective 7 – needs to recognise the inherent uncertainties and increased costs associated with developing such land.</p> <p>The indicators associated with objective 8 include an assessment of the number of developments on grade 1,2 and 3 agricultural land. The indicators should draw a distinction between grade 3a and 3b land and more fully reflect the current guidance on the protection of the best and most versatile agricultural land contained in para 28 and 29 of PPS7.</p> <p>Objective 10 – important to conserve and enhance biodiversity and have a record of habitat creation associated with the restoration of mineral sites. Cemex believe that the LDF should avoid designating a raft of unnecessary designations in relation to landscape and wildlife. Believe that designations will devalue the most important sites and will also have the effect of creating an embargo on development in acceptable locations contrary to advice in para 24 and 25 of PPS7.</p> <p>Objective 14 – aim is to provide for appropriate commercial development opportunities to meet the needs of the economy. Indicator (a) concerned with the amount of consented commercial floorspace should also realistically consider the likelihood of permissions coming forward within the plan period. Indicator c pursuant to this</p>	<p>Location considered in SAR of Allocations DPD.</p> <p>Viability considered in SAR</p> <p>Point on Agricultural land noted</p>

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				objective is the 'total quantity of commercial floorspace' but should also make reference to the quality of the available floorspace including an assessment of its fitness for purpose and whether it is of the correct type and in the right location to meet the needs of modern business – Employment land review.	
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	6	Q10	See Q09	Noted
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	6	Q11	See Q09	Noted
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	7	Q12	Although there is undoubtedly Government support for the protection of the green belt the extent to which this may or may not hinder the pursuit of other sustainability objectives in the context of Spelthorne needs to be explicitly considered as part of the LDF. For example, the question of whether land will have to be released from the green belt on a controlled basis within the plan period to cater for the borough's housing or employment needs should be addressed.	All sites considered for Allocations DPD considered against the same SA Objectives.
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	7	Q13	See Q12	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
589	Cluttons (on behalf of Cemex – formerly The RMC Group)	8	Q14	Need to consult with Greater London Authority in relation to trans-boundary issues. Note that the consultees in Table 5 are predominantly those that protect the environment. List should be expanded to include consultees that reflect the other elements of sustainability.	London Plan considered (see PPP list)
262	DTZ Piedad Consulting	5	Q07	As a significant, established local business, Shepperton Studios are pleased to see the inclusion of economic issues as a key sustainability consideration in Section 5.3. It is considered that it may be of benefit to acknowledge that although there are economic issues to be addressed in order to maintain a stable economy and sustainable economic growth for the future, Spelthorne does possess one of the most buoyant economies in the South East, with the benefit of established and influential business. A climate and environment should be fostered which will allow these businesses to grow and expand in a sustainable manner in order to secure long-term economic growth in Spelthorne.	All sites considered for Allocations DPD considered against the same SA Objectives including economic sustainability.
262	DTZ Piedad Consulting	6	Q09	The inclusions of reference to 'high and stable levels of economic growth' is welcomed. It is noted that economic objectives are not provided until after those relating to social progress and protection of the environment. It is considered that these factors are in part dependent on the commitment of local businesses and therefore retention of existing established business should be supported in order to deliver sustainable growth. Should be recognised that Spelthorne possesses a strong economy, beneficial to securing sustainable growth, which should be encouraged to develop and expand in conjunction with environmental and social sustainability objectives to ensure balanced future growth.	
262	DTZ Piedad Consulting	7	Q12	Generally supportive of the Draft Plan Objectives. It is considered that they may need to be refined in order to ensure their appropriateness and relevance as follows: <ul style="list-style-type: none"> Maintain the Green Belt – refined to say that the Green Belt should be retained where it makes a valuable and worthwhile contribution to the local area and contributes effectively to the objectives set out in PPG2. The particular merits of 	SA makes an objective consideration of all issues and infoms

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				<p>removal of land from the Green Belt under exceptional circumstances should be assessed as appropriate.</p> <ul style="list-style-type: none"> Support the retention of sufficient well located employment land to enable the continued sustainable development of the local economy and to support redevelopment to meet modern business needs – Should acknowledge the contribution of unique and nationally, moreover internationally, influential businesses located in the area, such as Shepperton Studios. Beyond supporting the retention of employment land, the objective should facilitate the expansion and development of existing sites to meet contemporary and future requirements. 	the decisions of the DPD.
262	DTZ Pidea Consulting	8	Q14	Supported. Benefit in consulting key businesses to secure suitable economic objectives and targets for the future.	Noted
262	DTZ Pidea Consulting		Other comments	Given the unique nature of the Studio's site and operation, disaggregation and relocation is not viable or possible. Potential for growth and development in its existing location is therefore essential to ensure that the Studio's can remain competitive and continue to drive economic sustainability.	Noted
006	Highways Agency		Other Comments	Secretary of State set Agency with prime objectives to reduce congestion, improve safety and respect the environment. LDF should promote policies and measures that will enable the Agency to meet these objectives , particularly in relation to the M3 and M25. The Agency considers improving alternatives to the car, such as public transport, cycling and walking, reducing congestion and encouraging schools and businesses to draw up green travel plans as a top priority. Support Draft Plan Objectives relating to ensuring development takes place in a way that supports sustainable transport choices etc.	Noted
342	Spelthorne Museum		Other comments	Is Spelthorne Museum included in the Spelthorne Development Plan or the SA Scoping Report?	Historic interests are considered in SAR

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440	Ms Nixey		Other comments	Recycling policy – possibility of adopting policy of bins for glass, tins, cardboard, paper and household waste all collected by multi-compartment lorry? Availability of recycling facility for plastic in the Borough?	These comments have been passed to Wendy Witt in the Environment Section.
094	RSPB		Q09	Supports draft objectives set out in Table 3.	Noted
094	RSPB		Q05	Objective 10 - Add internationally important sites such as the South West London Waterbodies SPA and Ramsar site as indicators	AA Screening Report completed
094	RSPB		Q12	Broadly supports the Draft Plan Objectives although would welcome the amalgamation of the first to section – Outside existing urban areas and within urban areas as a whole. Feel that objectives 2 and 3 are applicable across the whole borough and is particularly pertinent to Spelthorne due to the location of internationally designate sites of conservation interest within a suburban setting.	Noted
094	RSPB		Q01	Welcome range of plans, policies and programmes in Appendix 1. However, suggest that the wording in the first column of the section for the EU Birds Directive (79/409/EEC) is amended to read as the overarching opening statement of Article 1 of the Directive in addition to the inclusion of the relevant wording regards the requirement of an appropriate assessment (see sheet)	Noted
094	RSPB		Q03	Welcomes the inclusion of a variety of sources of baseline information as indicators, identified in Appendix 2.	Noted
094	RSPB		Q05	Welcome the inclusion of the Population of Wild Birds as an indicator although strongly suggest that the target should be as follows <i>“By 2010, achieve a sustained increase in the regional Bird Index and the constituent indices for farmland and woodland</i>	The need to set out the baseline

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				<i>species</i> ". In addition to this the Comparator and local trend data need to be re-worded to make it clear exactly what data type and source has been used.	information as in the Scoping Report will be reviewed as knowledge and expertise develops through the LDF Annual Monitoring Report.
288	Environment Agency	3	Q01	<p>Local Thames River Basin Management Plan (due to be completed 2009)</p> <p>The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) by 2009 to promote the concept of sustainable water management. The relevant one for Spethorne will be the Thames RBMP. Their aims are:</p> <ul style="list-style-type: none"> • To safeguard the sustainable use of water • To protect and restore the status of aquatic ecosystems • To improve aquatic environments by the reduction of hazardous substances • To reduce groundwater pollution • To help mitigate the effects of flood and droughts <p>Lower Thames Strategy – looking at flood risk management</p> <p>Following the serious flooding of the River Thames in January 2003 the Environment Agency started to develop the Strategy to establish the most appropriate flood risk management approach for the Lower Thames area, between Datchet and Teddington in London.</p>	SFRA completed

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				<p>Thames Waterways Plan (draft – currently in consultation) Looking at promoting the River Thames for recreation and leisure in a sustainable way. Draft copy available at www.riverthamesalliance.com. The Environment Agency and the River Thames Alliance produced a plan to provide a strategic framework for the non-tidal River Thames, where the Agency is the navigation authority. It aims to ‘promote the healthy growth in the use of the freshwater Thames for communities, wildlife, leisure and business’.</p> <p>Thames Corridor Catchment Abstraction Management Strategy (CAMS) (produced by the EA in June 2004). Looks at water resources management and the implications for the River Thames. Copy available at www.environment-agency.gov.uk/subjects/waterres/564321/309477/309483/315125/?version=1&lang=e CAMS are strategies for management of water resources at a local level. They make available information on water resources and licensing practice publicly available and allow the balance between the needs of the water abstractors, other water users and the aquatic environment to be considered in consultation with the local community and interested parties. It considers management of water resources in the River Thames itself, as well as streams and groundwater in the immediate vicinity. Some of the main issues it looks at are:</p> <ul style="list-style-type: none"> • The relationship between environmental conditions and abstraction on two stretches of the River Thames – at Oxford and downstream of Windsor. • Implications for new strategic water resources • The increased use of seasonal flow requirements to protect and improve the environment at times of low flow while making more water available at time of high flow <p>Maidenhead to Sunbury CAMS Being prepared, and will cover the following main rivers – River Ash and The Cut</p>	
288	Environment	3	Q02	Apart from the additional identified plan/programmes yes.	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
	Agency				
288	Environment Agency	4	Q03	<p>To protect public well being by minimising the harm from flooding The baseline information could break down the number of dwellings/property at risk according to Flood Zone 2 (annual risk up to 0.1%) and Flood Zone 3 (flood risk up to 1%). The number of houses/property within the floodzones could be compared to the number in Surrey or the London fringe sub-region within the South East Plan.</p> <p>To reduce land contamination and safeguard soil quality and quantity We cannot provide quantified data on the number of sites that have been investigated or remediated. The EA will only be consulted if the risk of contamination will affect controlled waters – such as watercourses and groundwater.</p> <p>To conserve and enhance biodiversity within the plan area c) Extent and condition of key habitats or which Biodiversity Action Plans have been established (for example the area of habitat lost as a result of planning permission). The EA has the following baseline data that can be made available as GIS layers – Biodiversity Action Plan Species Data.</p> <p>To reduce waste generation and disposal and achieve the sustainable management of waste Strategic waste management assessments were produced for Wales and the regions in England. The one for the South East covers Spelthorne. The information on waste production, deposit and forecasts look at sub-regions within the region such as Surrey, rather than individual local authority boundaries. The data in the report dates from 1998-99, but the data has recently been updated and includes data from 2000-01 and is held at www.Environment-agency.gov.uk/subjects/waste/1031954/315439/?version=1&lang=e</p> <p>To maintain and improve the water quality of the region's (District's) rivers and</p>	SFRA completed

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				groundwater, and to encourage the sustainable use of water The EA has data on the biological/chemical quality of the rivers in Spelthorne. This will be available as a GIS layer. Also have information on the nature of aquifers in the borough – available as a GIS layer.	
288	Environment Agency	4	Q04	Yes	Noted
288	Environment Agency	4	Q05	8a) We agree with the indicator, but a target hasn't yet been set. The target should be 100% of all contaminated land that is to be developed should be remediated for its proposed use. Most contaminated land is remediated through the use of planning conditions and the number of sites remediated could be measured through the monitoring of the discharge of planning conditions.	Monitoring of significant issues and development of baseline through AMR.
288	Environment Agency	4	Q06	See Q03	Noted
288	Environment Agency	5	Q07	Yes	Noted
288	Environment Agency	5	Q08	No	Noted
288	Environment Agency	6	Q09	Yes	Noted
288	Environment Agency	6	Q10	Yes	Noted
288	Environment Agency	6	Q11	No	Noted

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
288	Environment Agency	7	Q12	No	Noted
288	Environment Agency	7	Q13	Yes	Noted
288	Environment Agency	8	Q14	No	Noted
288	Environment Agency	8	Q15	No	Noted
52	British Geological Survey	4	Q06	<p>Recommend geological/environmental information be acquired from BGS early in the process as an essential requirement towards forward planning and development. Offer following information:</p> <ul style="list-style-type: none"> • Mineral resources/planning constraints (digitally generated maps), refer to www.bgs.ac.uk/mineralsuk/planning/resource/home.html • Basic geological data including artificial, superficial and bedrock information • Natural ground stability information including shrink-swell clay, landslip, running sand, collapsible and compressible deposits. • Geochemical baseline data • Refer to atlas 'Britain Beneath our feet' • Detailed information on site specific basis can provide GeoReports 	Monitoring of significant issues and development of baseline through AMR.
590	Haithan Askar		Q01	<ul style="list-style-type: none"> • UK Communication Strategy for Climate Change (DEFRA, 2005) • Race Equality Act 2003-2005 and amendments 	Noted
			Q02	<p>Key messages missed:</p> <ul style="list-style-type: none"> • Reduce the effect of climate change factors • Conserve and enhance air, water and soil quality • Improve and conserve the urban environment 	All these issues considered
			Q05	<ul style="list-style-type: none"> • Objective 2 – add % level of the increase/decrease of people's healthy living 	Monitoring of

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
				<p>attitudes</p> <ul style="list-style-type: none"> Objective 3 – add % level of community participation and % level of inclusion (according to gender and/or ethnic origin) Objective 7 – add % level of adaptability or compliance to measure the compliance to the new amendment to the forthcoming EU directive on energy performance in buildings that is to be implemented in January 2006 and the sustainable communities/ECO Homes regulations recently issued by ODPM. Objective 13 – add % level of investment and commercial activity in the infrastructure and discretionary services Objective 18 – add % of houses installing renewable measures, % commercial/public assets installing renewable energy measures. <p>All indicators suggested are national rather than regional and some are to be introduced as part of the new regulations, however all are part of the guideline of ODPM.</p> <p>Recently, the Sustainable Development Unit/DEFRA have issued a list containing 68 of the Strategic development indicator, which should be evaluated by local authorities as part of their sustainability appraisal, with 48 of them as statutory. www.sustainable-development.gov.uk/performance/indicators-home.htm</p>	significant issues and development of baseline through AMR.
			Q07	<p>Key issues missed:</p> <ul style="list-style-type: none"> The encroachment of new air terminals Expansion of major motorways (M25) and the effect of fast-link rail project for London. 	All relevant issues considered in SAR
			Q15	Should be methodology to assess at which level/degree of collective compliance to the SA indicators, a plan or program should or should not get the green light.	SA provides objective information to inform

Ref no	Individual or Organisation	Section	Response to:-	Response	Comment
					decisions in DPD.

Revised SA Framework Consultation

Following initial consultation on DPD issues and options, Spelthorne Borough Council sought to improve the SA Framework by rephrasing and reorganising the SA Objectives. This also provided an opportunity to update objectives and indicators to reflect recent government documents, notably Securing the Future (the UK's Sustainable Development Strategy 2005, Cm 6467) and PPS1, Delivering Sustainable Development (ODPM 2005).

The opinions of the four Consultation Bodies, as well as Surrey County Council were requested with respect to whether the amended SA Objectives are appropriate. Consultation was undertaken by email, commencing on 17th February 2006, inviting comments by telephone, email or in writing until Friday 24th March 2006. The consultation was a formal process under Regulation 12(5) of the Environmental Assessment of Plans and Programmes Regulations 2004.

The response to the consultation is detailed below and the final SA Framework is set out as Table 1.

Consultation responses

The **Environment Agency** confirmed receipt of the email on 17th February 2006 and has made no comment. **English Heritage** has made no comment.

Countryside Agency, letter by email 27th March 2006

The Countryside Agency expressed support for Objective 6, Objective 11 and Objective 12 and their indicators (and specifically 11f and 12a to 12f). For Objective 11, the Agency suggested that an indicator to facilitate assessment of townscape and landscape character is developed, explaining that Landscape Character Assessment is a well-established methodology which can establish, objectively, whether landscape character has changed. The result would be a baseline against which to assess likely changes in character and whether these changes are likely to be positive or negative for the LDF and assist in evaluating the impact of individual projects. The Agency considers that the same can be done in relation to landscape quality. The Agency accepts that this would not necessarily result in an indicator that can be expressed as a number, but which can provide an indicator showing whether there has been overall positive or negative change in landscape character and quality. At a later stage, other indicators more focused on design could also be developed.

The Agency suggests adding the word 'sustainable' in Objective 12 before 'accessibility'.

Surrey County Council, comments by email 24th March 2006

Objective 5, Indicator 5b - The indicator might be worded as 'Number of new properties linked to sustainable drainage systems.'

Objective 6 - The indicators should also reflect the percentage of commercial development on previously developed land. There might also be an indicator/target relating to development in accessible locations (i.e. within 30 minutes public transport travel time from a town or shopping centre, business park, health facilities or school) to reflect both best use of land and accessibility. Alternatively, this could be included under Objective 12.

Objective 11, Indicator 11d - This could be reworded as 'Proportion of Scheduled Monuments damaged by unlawful works'. The corresponding target proportion should be 0%. The figures would be collatable by SCC or English heritage and would cover unauthorised planning breaches as well as illegal general damage.

Objective 11 - Best Value Performance Indicators suggest that there ought to be an archaeological indicator such as: 'Proportion of planning applications with identified potential archaeological impacts, where acceptable archaeological assessment and/or mitigation occurred'. The corresponding target proportion should be 100%. The figures would reflect that not only was the archaeological resource being looked after by the district within the planning process through consultation, but also that works were subsequently carried out appropriately.

Objective 12 - There could be a reference to access for those with disabilities.

Objective 16, Indicator 16m - BREEAM 'excellent' should be considered. Indicator 16n - Other alternatives such as solar panels, PV should be mentioned if CHP is to be specified.

English Nature, letter by email 25th April 2006

1. Wild birds. Proposed indicator: In specific circumstances and not as a general indicator, populations of the SPA species that also use non-statutory waterbodies and wetlands within SBC area, such as gadwall and shoveler. SBC would need to qualify and quantify what constitutes acceptable population threshold sizes and population fluctuations;
2. BAP habitats. Proposed indicator: The extent and condition of key BAP habitats for which Local Habitat Action Plans LHAPs have been established. How trends in BAP habitats are measured and how this indicator could most easily be related to impacts of the LDF should be ascertained in conjunction with Local Record Centres (LRCs). SBC would seek to qualify and quantify what constitutes acceptable quantities;
3. Extent of ancient woodland. Proposed indicator: The extent and condition of ancient woodland. Reliability, coverage and availability of ancient woodland data will need to be addressed in conjunction with LRCs and other partners before adoption. SBC would need to qualify and quantify what constitutes acceptable condition (could be based on English Nature's Common Standards Monitoring Guidance for ancient semi-natural woodlands);
4. Accessible Natural Greenspace Standards (ANGSt). Proposed indicator No. 4: Number of developments meeting English Nature's published ANGSt standards
5. Designated wildlife sites. Proposed indicator: Extent and condition of Sites of Special Scientific Interest. These include SSSIs, LNRs and SNCIs and are seen as some of the most important biodiversity indicators. Area and condition of SSSIs should be used to cover impacts on both nationally and internationally important sites as this information is readily available. National SSSI data published by English Nature may have a useful role as 'contextual indicators'.
6. Number and area of SNCIs and LNRs. Proposed indicator: Number and area of Sites of Nature Conservation Importance (SNCIs) and Local Nature Reserves (LNRs) formally protected by the Borough. Directly related to the activities of the LPA. Some measurement of 'ecological condition' would also be very useful but probably requires additional resources. Again, it is important that LRCs are used by LPAs to compile data, particularly for non-statutory sites.

Protected Habitats and Natura 2000 Policy Requirements

The government has set a Public Service Agreement (PSA) target that 95% by area of Sites of Special Scientific Interest will be in favourable (or unfavourable recovering) condition by 2010. Spelthorne Borough Council has a role to play in delivering this target. Local Authorities have a responsibility for aiding the delivery of the PSA target for SSSIs both through planning control and through management of its own estate. The Borough Council also has a duty under section 28G of the Wildlife and Countryside Act as amended by the Countryside and Rights of Way Act (2000) to conserve and enhance the designated flora and fauna of Sites of Special Scientific Interest.

The LPA must have regard to The Habitat Regulations, The Birds Directive and The Habitats Directive in the production of all their LDF policies. In particular the housing allocation and development control strategies must ensure they include policies which are compatible with the requirements of the Habitats Regulations and Article 4(4) of the Birds Directive.

The Staines Moor SSSI reservoirs and Wraysbury Reservoir SSSI are within the South West London Waterbodies Special Protection Area (SPA) and Ramsar Site. The SPA is notified for wintering populations of two sensitive bird species gadwall and shoveler.

Natura 2000 sites such as the SAC and SPA are covered by the Conservation (Natural Habitats & c.) Regulations 1994 (usually referred to as the Habitat Regulations). Regulations 48, 49 and 54, of the Habitats Regulations, provide a stepwise procedure for assessing the effects of plans or projects which must be completed before a competent authority (such as Spelthorne Borough Council) can undertake or permit it through the granting of permission.

Response to comments

Several of the proposed amendments have been made to the SA Framework and this is published as Appendix 7. Expertise in monitoring is continually developing and more information, including on the status of SSSIs and on the characteristics of the SPA becomes available over time. Monitoring of significant issues and the further development of baseline will progress through the Annual Monitoring Report (AMR) for the DPDs.

Further consultation is detailed in the ‘Report on Consultations, April 2007’