



EPSOM & EWELL BOROUGH COUNCIL

**Sustainability Appraisal and Strategic Environmental
Assessment**

**Scoping Report for the Delivery Development Plan
Document**

April 2010

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SECTION 1

Introduction

1.1 The Council is continuing work on producing its Local Development Framework (LDF), which will set out the Borough's policies for future development and change within the area. The Council is required to carry out a Sustainability Appraisal (SA) of all of the LDF Development Plan Documents as they are produced. The purpose of the SA is to promote sustainable development through the integration of social, environmental and economic considerations.

1.2 To date, as part of the LDF, the Council has an adopted Core Strategy which sets out the broad strategic policies for the Borough, and has submitted an Area Action Plan for Epsom Town Centre (known as Plan E) for public examination. Work has now commenced on the 'Delivery DPD', which will allocate sites for development and contain a number of development management policies.

1.3 This document is the SA 'Scoping Report' for the Delivery DPD, which has been produced in accordance with Government guidance¹. This also incorporates the European Directive² requirements for Strategic Environmental Assessment (SEA).

1.4 The Scoping Report identifies the key sustainability issues facing the Borough, and establishes the framework for how the SA of the Delivery DPD will be conducted. The SA process will be integral to the production of the DPD, helping to shape it from an early stage. The potential significant impacts of strategy/policy options will be identified and assessed using the SA framework. This will allow for those options which do not perform well in sustainability terms to be discounted at an early stage in the production process. It will also highlight where there may be sustainability issues, enabling consideration of how the options may be improved, or mitigation measures identified, to improve the performance of an option.

1.5 An earlier Scoping Report (2005) was produced for the Core Strategy which identified a number of sustainability objectives. This current Scoping Report updates the 2005 report, drawing on recent evidence and setting out how the appraisals of the Delivery DPD should be conducted.

1.6 This Scoping Report is structured in the following way;

1.7 The Delivery DPD – A brief overview of the Delivery DPD is given, outlining the purpose of the document and the various stages in its production. This helps to identify the most appropriate stages for the SA process to be integrated into the production of the document.

1.8 The stages in the production of the Scoping Report – This section provides an overview of how a Scoping Report should be produced, in line with Government Guidance and incorporating the requirements of the SEA.

1.9 Overview of the Borough and likely sustainability issues – A profile of the Borough is provided, drawing upon a variety of evidence to identify key sustainability issues.

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents

² Directive 2001/42/EC of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment

1.10 Proposed sustainability objectives – The original sustainability objectives identified in the 2005 Scoping Report are considered and refined in light of current evidence.

1.11 Appraisal framework for the Delivery DPD
A framework is established for how the component parts of the Delivery DPD will be considered against the revised sustainability objectives.

SECTION 2

The Delivery DPD

2.1 The Delivery DPD is intended to facilitate the delivery of the Core Strategy. It will allocate sites for development and contain policies which will help manage and shape development. As this document will cover a variety of policy areas, it is proposed to produce it in stages and the sustainability appraisal process will be carried out at each stage. Work on the DPD has already commenced with a 'call for sites' exercise and an 'issues' consultation, information from which will help to identify potential policy options. The stages in the production of the Delivery DPD are outlined below:

1) Setting out the Housing Land Supply Strategy

2.2 The purpose of this stage is to identify where the Borough's housing land will be yielded from. The Core Strategy sets the context for this and directs future housing development towards the built up area. However, the Core Strategy only addresses the period up to 2022 and the Inspector who conducted the Examination of the Core Strategy highlighted that there could be issues with housing land supply towards the end of the plan period. As it is intended that the Delivery DPD will cover the period up to 2026 (in accordance with the South East Plan) it is considered prudent to address this potential long term issue.

2.3 The Council has produced a Strategic Housing Land Availability Assessment which examined the potential sources of housing land supply across the Borough. This document set out various options for future housing land supply which will form the basis of the options considered as part of the Housing Land Supply Strategy. The options will be subject to sustainability appraisal to inform the decision making process as to which should be taken forward to the next stage.

2) Identifying housing site allocations

2.4 Following the identification of the most appropriate housing land supply strategy, the Council will begin to identify specific sites or areas in line with this strategy, which will meet the Borough's housing requirements. Again the various site options will be subject to sustainability appraisal to help ensure the most 'sustainable' sites are allocated.

3) Other allocations

2.5 In addition to housing sites, the Delivery DPD will allocate and designate other land uses. For example, this may include:

- Employment land
- Green Infrastructure
- Gypsy and Traveller Sites
- Local centres
- Conservation Areas

The various options for these allocations will be considered against the sustainability objectives.

4) Development Management Policies

2.6 This part of the Delivery DPD will set out the policies which will help manage and shape new development. For example the policy areas that may be covered could include:

- Existing settlements within the Green Belt
- The race horse training industry
- Code for Sustainable Homes
- Density policies

2.7 Again the policy options will be tested using the SA framework, to ensure they will help deliver sustainable development.

Collectively these sections will form the Delivery DPD.

SECTION 3

The Stages in the production of the Scoping Report

3.1 Prior to any further work on the production of the Delivery DPD, the Council is setting out the framework for how it intends to conduct the appraisals of the various component parts of the DPD.

3.2 Government guidance identifies a number of stages in the process of sustainability appraisal of a DPD. These are set in Appendix 1. This document addresses stage A:

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

A1 - identifying other relevant policies, plans and programmes, and sustainability objectives

A2 – collecting baseline information

A3 – identifying sustainability issues and problems

A4 – developing the SA framework

A5 – consulting on the scope of the SA

Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

3.3 The Delivery DPD is being prepared in the context of a variety of other plans, policies and programmes, ranging from the international to the local level. Consideration must be given to these in the production of Local Development Framework documents. As part of the production of the 2005 Scoping Report a review was carried out of the plans, policies and programmes ('PPPs') that were considered to have an influence on the Local development Framework. A further review has now been conducted to consider any new influential documents and updates. For example, the South East Plan has now been adopted and there are number of new national Planning Policy Statements, which have emerged recently.

3.4 In general, such plans and programmes are hierarchical, with policy and objectives being disseminated from more strategic international levels down through national, regional and local levels. It is considered that for the Delivery DPD the regional and local documents have the most significant influence.

3.5 A list of all the PPPs considered is set out in Appendix 2.

Task A2: Collecting baseline information

3.6 Gathering of baseline information helps to provide data on the current state of the area and highlight any potential issues which should be considered in the sustainability appraisal. The 2005 Scoping Report identified many indicators to be monitored including water quality, air quality and housing completion rates. In practice it has been found that the number of indicators was too great and information for some was difficult to obtain. It is therefore considered that the number of indicators should be slimmed down to a more manageable level, require data that is obtainable and, where possible, reflect existing indicators that the Council or other organisations already collect data for.

3.7 The list of revised baseline indicators and associated data is contained in a separate report (Annex 1 - Indicators). The suite of indicators is intended to not only to inform the sustainability appraisal process but also to assess the performance of the LDF policies. A range of indicators have therefore been identified, which include those the Council is required to report on in its Annual Monitoring Report, those identified within LDF documents and a number of other sustainability and contextual indicators. These will provide a range of information which will be useful to help identify sustainability issues and problems and monitor performance of policies.

Task A3: Identifying sustainability issues and problems

3.8 Using the information gathered at tasks A1 / A2, and other sources of information, sustainability issues faced by the Borough can be identified. These will consider social, economic and environmental issues. This Scoping Report provides a summary of issues identified for the Borough, which would have relevance to the Delivery DPD. This is provided in section 4; an overview of the Borough and likely sustainability issues.

Task A4: Developing the SA framework

3.9 Describing the issues faced by the Borough at task A4 will assist in the identification of relevant sustainability objectives and the development of the framework for the appraisals. The SA objectives need to address the full cross section of sustainability issues and further decision making criteria can be added to help in the assessments.

3.10 Appraising the emerging DPD using this framework will help ensure that its policies are the best possible ones for sustainability. The framework will allow the potential likely impacts of different policy options to be described, considered and compared against the sustainability objectives. Section 5 identifies a number of proposed SA objectives and section 6 sets out the framework for how these will be used in the appraisal of the Delivery DPD.

Task A5: Consulting on the scope of the SA

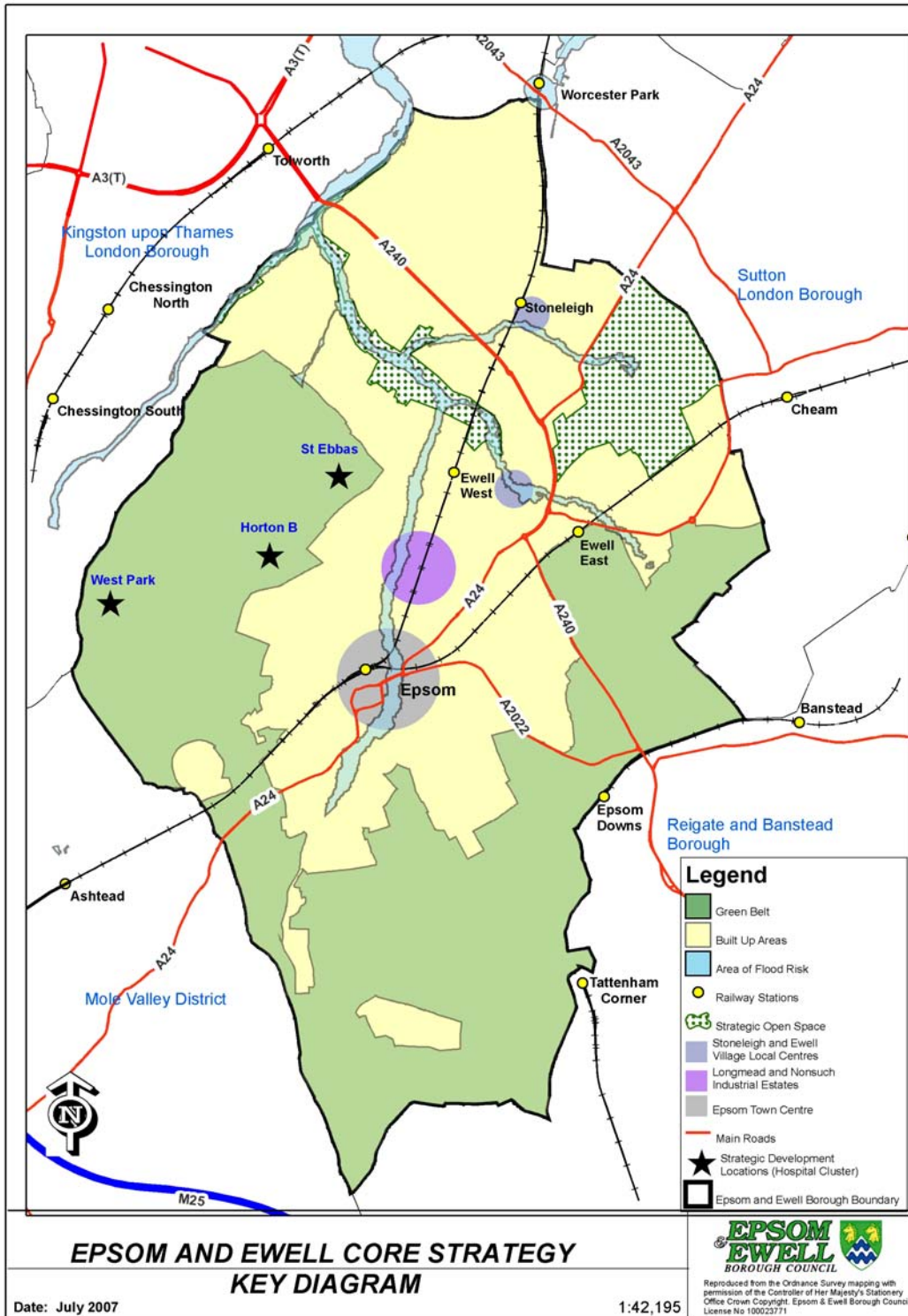
3.11 In line with the guidance, this draft Scoping Report is being consulted upon for 5 weeks. The Council is seeking the views of the three statutory consultees (The Environment Agency, Natural England and English Heritage). In addition the document will be available on the Council's website during the consultation period.

SECTION 4

Overview of the Borough and likely Sustainability Issues

4.1 The Borough of Epsom & Ewell is located in the north east of Surrey. It is the smallest Borough in Surrey in both population and size (3,411 hectares), although it is the most densely populated.

Figure 1: Key diagram from the Core Strategy



4.2 Over half the Borough comprises open space (with the vast majority being designated as Green Belt), while the remaining areas are urban / suburban in character. The Key Diagram in Figure 1 provides a spatial representation of the Borough and identifies locations of key areas and constraints. Additional information is set out below which draws out the likely sustainability issues.

Population

4.3 The Borough's population steadily rose during the period 1920's to 1970's peaking at 72,301 in 1971. The 2001 Census recorded the population as 67,059, and the 2008 mid year estimates place it at 72,400. Recent dwelling controlled forecasts³ suggest that by 2026 the overall population will be around 76,475. While there is anticipated to be an increase in all the age groups there will be a greater increase in the over 55 age group. The Borough is the second most densely populated in Surrey, with a density of 19.7 people per hectare. At 8.7% (from 2001 census), the Borough has the highest percentage black and ethnic population in Surrey.

4.4 The Borough already has an aging population and the forecasts suggest that this will continue. While many elderly people remain independent and live in their own homes this may lead to an increase in demand for Extra Care Housing and additional care support. It will be important to ensure that adequate infrastructure is in place to support the increase in population.

Housing

4.5 In January 2007 there were 29,983 dwellings in the Borough, with an average of 2.41 people per household. The majority of dwellings are owner occupied. Data from the 2001 Census shows that the greatest proportion of housing in the Borough is semi detached (37.2%), while 28.6% is detached, 13.5% terraced and 20.6% is flats. The Strategic Housing Market Assessment has identified the shortfall in the market housing supply to be 438 units, 7.8% of this for 1 bed, 32.4% for 2 bed, 55.7% for 3 bed and 4.1% for 4+ beds.

4.6 The Core Strategy commits the Borough to delivering an additional 2,715 homes within the period 2007 to 2022 (or an average of 181 per annum). Monitoring has shown that the Council has consistently met its housing targets, although the recent downturn in the economy has had an effect on house building rates which will soon be reflected in the dwelling completions statistics. The Strategic Housing Land Availability Assessment has shown that there is sufficient potential housing land to meet the Borough's housing target up to 2026. There has been an increase in the number of 1 and 2 bed dwellings over the past few years which have resulted in an increase in dwelling densities. There is still a need for smaller units but also for three bedroom dwellings, for which there have been a lower number of completions. The Core Strategy contains a policy to encourage a mix of dwelling sizes and types but does not specify a mix.

4.7 Average property prices⁴ in the Borough increased rapidly from 2002 (average overall price £220,299), until 2007 (average overall price £344,690). Since the economic downturn towards the end of 2007 the average house price fell by 2.5% and a further 15.3% in 2008-2009 (average overall house price £284,420). At

³ Chelmer Population and Housing Model dwelling controlled forecast, based on an increase of 199 dwellings per year in accordance with the South East Plan.

⁴ Land Registry, Residential Property Prices (sourced through the Annual Monitoring Report)

these lower prices, the average purchaser needs to borrow or provide funds equivalent to 8.37 times their salary to afford an average property in the Borough.

4.8 In 2007 the social housing stock in the Borough stood at 2,513 units with only 2.1% of these being 4+ bed and the remainder being more or less evenly distributed between 1, 2 and 3 beds. In 2007, 962 households were registered on the housing waiting list with the largest demand being for 1 bed units, although the waiting time for a 4 bed property is considerable. The Strategic Housing Market Assessment identified an annual affordable housing shortfall of 470 units. This shows there is a considerable level of need for affordable housing in the Borough.

4.9 These figures show that the Borough is still an extremely expensive place to live and although there has been a recent decline in house prices, larger deposits are required to gain access to a mortgage, which still creates a barrier for first time buyers to enter the housing market. As a result the demand for affordable housing is acute and demand is far in excess of supply. The Core Strategy sets a target of 35% of all housing completions to be affordable with a 40% requirement on sites over 15 units and a 20% requirement on sites between 5 and 14 units. However, with the current economic climate there may be viability issues which could affect the ability to meet these targets.

4.10 There are also specific household groups who have specific housing requirements which differ from the general population. Housing may need to be purpose built or adapted for households with specific support needs. Within East Surrey, 8.6% of properties have been adapted to meet the needs of a disabled household. The Housing Needs Survey has identified 16.7% of households in the Borough contain one or more household members with a disability. Elderly residents may require sheltered accommodation and the Housing Needs Survey identified a demand for 653 units of this type in the Borough.

4.11 The gypsy and traveller communities also have specific needs and the recent Gypsy and Traveller Accommodation Assessment identified a need for an additional six pitches in the Borough and an additional one for Travelling Showmen. This is currently being considered as part of a partial review of the South East Plan.

4.12 The Borough contains a number of higher education institutions which attract students from a wide area. As such they have specific accommodation requirements, which can be met through the private rented sector although, purpose built halls of residence are desirable. However, such accommodation does not fall under the definition of 'affordable housing'.

4.13 These specific needs should be considered as part of the Borough's housing delivery. It will be important for future dwellings to be built to 'lifetime homes' standards to ensure they can be readily adapted to meet needs both now and in the future. Additionally, there should be provision of additional sheltered accommodation to help meet the demand from an increasing older population and additional pitches for Gypsy and Travellers for which a specific need has been identified.

Health and wellbeing

4.14 The Borough is generally a healthy place to live and residents have a long life expectancy. 73.8% of people in the 2001 Census rated the quality of health care as 'good'.

4.15 *The planning system can have an indirect influence on health, through spatial planning and development management decisions. These include access to health care, leisure and recreation, suitable accommodation and the general quality of the environment. The Council will need to engage with healthcare providers to ensure provision is adequate and reflect this in the Infrastructure Delivery Plan. The provision of Green Infrastructure will also contribute towards health and well being, through providing a multitude of benefits such as providing space for physical activity.*

Community Safety

4.16 Across all crime types the Borough is well below the national and south east averages, however, antisocial behaviour is highlighted as a concern. The Council is part of a Crime and Disorder Reduction Partnership which have identified and implemented actions to address specific concerns.

4.17 *The planning system can have an indirect influence on community safety and designing out crime principles should be considered. This is recognised in the Core Strategy.*

Education

4.18 The standard of secondary and further education in the Borough is high, with a well qualified workforce. As at November 2004⁵, 27% of residents had a degree or professional qualification, which is above the national average of 20%. The Borough has a total of 5 secondary, 3 independent and 21 primary and junior schools. The schools are generally performing well.

4.19 *As the population begins to rise there may be increasing pressure on school places in the Borough. At the time of writing pressure on primary school places has been identified, while secondary school provision is more balanced. The Council operates a tariff mechanism for ensuring the educational infrastructure keeps pace with new development. This may be influenced by the emerging infrastructure levy. The location of new development will be an important consideration, although it is unlikely that new schools will be required unless an additional strategic allocation is made, however it may be that existing schools need to be expanded to meet demand.*

4.20 There is a college of further and higher education (NESCOT), the University for the Creative Arts and the Laine Theatre Arts. These establishments have a large catchment area and may generate specific housing needs which have been considered in the section above.

Transport / Accessibility

4.21 Generally the Borough is well connected. It has good train services in and out of London and direct links with other centres such as Guildford and Sutton. However, there are no direct train links to other centres such as Reigate and Kingston. Bus services vary across the Borough with limited services in the evenings and at weekends. Surrey County Council Accessibility Mapping supports this view, identifying that the majority of the Borough falls within a 30 minute public transport travel time to a number of key facilities and services. The level of car ownership in the Borough is high, although ownership in the two most deprived wards (Court and

⁵ ONS Statistics, Epsom & Ewell Local Authority Data, Qualifications

Ruxley) is lower. Congestion is considered to be a problem, particularly in Epsom Town Centre and Ewell Village.

4.22 The Core Strategy directs new development towards the built up area, and therefore it is unlikely that accessibility issues would be a significant constraint. However, there may be potential issues with achieving all new development within the built up area in the long term. Should there be any additional strategic allocations, then accessibility issues need to be considered. However, there are areas of the Borough which are more accessible than others and these areas should accommodate most intensive land uses.

4.23 It is important that development remains accessible by sustainable means of transport, including walking and cycling to provide genuine alternatives to the private car and help reduce congestion and air pollution. Again the Council uses a tariff mechanism to ensure appropriate contributions are made towards the transport system to mitigate the impacts of new development.

4.24 Plan E is an Area Action Plan which focuses on Epsom Town Centre. One of its aims is to reduce congestion in the Town Centre.

Green infrastructure and Biodiversity

4.25 The Borough contains a range of green infrastructure which includes semi-natural and urban habitats. 42% of the Borough is designated as Green Belt, the quality of which varies. About 60% of the Green Belt is public open space or is in some form of public ownership or control. An Open Space Audit conducted in 2006 identified the Borough as being well provided for in terms of most types of open space, although there are small pockets of deprivation.

4.26 There are two Sites of Special Scientific Interest (SSSIs) in the Borough; Epsom Common Local Nature Reserve, which is within the Green Belt and the smaller Stones Road Pond which is within the urban area. The Country Park is mostly in an 'unfavourable recovering' condition⁶, and now has a dedicated management plan which will deliver further improvements. The Stones Road Pond is in a favourable condition. 17 sites within the Borough have been designated as Sites of Nature Conservation Importance (SNCIs). The South East Biodiversity Strategy has identified a number of 'Biodiversity Opportunity Areas' within the Borough, where there are opportunities to restore/enhance or create BAP habitats. These include areas of lowland heathland and wet woodland and fall within Epsom Common. An Ancient woodland survey is currently being undertaken which will provide further information on this asset.

4.27 It is considered important to maintain a good network of 'green infrastructure', which has been shown to deliver many benefits, for example urban cooling, sustainable urban drainage, biodiversity and opportunities for recreation. Accessibility to green infrastructure is important, although this needs to be balanced against disturbance of sensitive sites, such as the SSSIs. Historical development has led to the fragmentation of habitats and as a result further fragmentation should be avoided and where possible, links restored to deliver a network of green infrastructure. All sources of green infrastructure should be considered, including back gardens. Improvements to biodiversity should be sought in every development, which is encouraged in the Core Strategy. This should be informed by the Local Biodiversity Action Plan

⁶ Natural England assessment 2008 / 09

Heritage and character of the built up areas of the Borough

4.28 The Borough has 21 Conservation Areas which cover approximately 5% of the built up area. There are over 400 listed buildings, an additional 100 locally listed buildings and 35 areas of archaeological potential. The Borough contains one building which is on the 'Buildings at Risk' Register, this being the Durdans Riding School, Chalk Lane.

4.29 The Core Strategy recognises the importance of the Borough's heritage and contains policies to protect and enhance this, and it is important this is considered in the production of the Delivery DPD. The Council is conducting Conservation Area Appraisals and Management Plans of all the Conservation Areas and, at the time of writing 16 have been completed with a further three being underway. The Council is also working with English Heritage and the owners to resolve the situation at the Durdans, Chalk Lane.

4.30 Maintaining a high quality built environment is important to the quality of life in the Borough. The Council has an Environmental Character Study, which assessed the quality of the built up areas of the Borough (excluding those areas designated as Conservation Areas) and their capacity for change. It is important that this document is used to inform the development of the Delivery DPD.

Economy

4.31 More than 25,000 people are employed in the Borough, and over 85% of them work in the service sector particularly in retailing, the professional services and the social / public services. Over 60% of the residential workforce travel outside the Borough to work. Generally, the Borough experiences low levels of unemployment, although the recent economic downturn has increased unemployment levels to 3.2%⁷.

4.32 Epsom Town Centre is the main centre for employment in the Borough with most of the B1 class office space. Most of the B2 and B8 land uses are found on the Longmead and Nonsuch Industrial Estates. In addition there are many employment opportunities within the education, healthcare, retail and hospitality industries, all of which make a valuable contribution to the economy. Over the past few years the level of commercial development has been minimal.

4.33 In terms of employment, the Borough is influenced by its proximity and accessibility to London and a significant proportion of the workforce commute out of the Borough. The Borough itself has a modest amount of 'B use class' employment land (office, warehouse and factory space), and over the past few years there have been a number of losses to the residential sector. A lot of the office stock is aging and there is evidence to suggest that some is no longer 'fit for purpose'. The importance of maintaining a range of employment opportunities within the Borough has been recognised and the Core Strategy contains a policy to protect an adequate supply. Regeneration is encouraged and it will be important for the Delivery DPD to identify where employment sites may be more suitable for other uses and to make additional allocations should be need be identified. Plan E (the Area Action Plan for Epsom Town Centre) allocates employment space, to meet some of the needs identified by the Employment Land Review.

⁷ ONS Statistics, Epsom & Ewell Local Authority Data, Work Deprivation 2007

4.34 *PPS4 widens the definition of employment so it will also be important that flexibility is retained to enable other employment generating uses, which may not fall directly into the 'B use classes' to come forward. In addition, the Employment Land Review has identified a small demand for additional B2 and B8 floorspace.*

4.35 *A small but important source of employment in the Borough is the racehorse training industry, which has specific needs. These must be considered sensitively and sympathetically if this industry is to remain viable within the Borough and contribute to its economy.*

Flood risk & water consumption

4.36 The Strategic Flood Risk Assessment has identified only a small proportion of the Borough as being at risk from fluvial flooding, although a larger proportion has a potential risk from surface water and groundwater flooding. The Council has recently received funding to conduct a Surface Water Management Plan (SWMP), which will provide further information on the magnitude of this risk and how it may be managed. The risk of fluvial flooding is greater down stream in the adjoining Borough of Kingston Upon Thames. The UK Climate Impacts Programme has identified that there will be a change in the distribution of rainfall in the South East of England with the winters being wetter and the summers drier.

4.37 *The SWMP will be produced to inform the production of the Delivery DPD. It is recognised that while the Borough itself is not significantly at risk from fluvial flooding, increasing urbanisation could have a detrimental impact on the risk of flooding in Borough's down stream. Therefore it is important to minimise the impact of development and where possible, improve the current situation through greater natural drainage (such as the inclusion of SUDS schemes) and protecting green infrastructure. SUDS schemes themselves can form a valuable component of the green infrastructure network.*

4.38 The Borough is designated as an area of serious water stress, which has a local water resource status of 'no water available' in the Hogsmill catchment, as assessed in the London Catchment Abstraction Management Strategy.

4.39 *Water efficiency will need to be a priority for new development within the Borough to ensure that this situation is not worsened.*

Pollution

4.40 In relation to air quality there is one Air Quality Management Area (AQMA) in Ewell designated in 2007. Air quality readings from Epsom Town Centre indicate that national guidance level for Nitrogen Dioxide may be exceeded. No significant issues have been identified in relation to noise and light pollution.

4.41 The Borough only contains one river, the Hogsmill, which has a 'not good' status in relation to its chemical quality. The forthcoming Surface Water Management Plan should help identify ways to address this, particularly with regard to diffuse urban pollution.

4.42 A number of sites across the Borough have been identified as being potentially contaminated due to their previous land uses. Work has commenced on investigating these sites to determine whether the sites are to be designated as 'contaminated' or 'uncontaminated' land by statutory definition.

4.43 There are a number of areas within the Borough which are designated as groundwater 'source protection zones', the most significant being one which covers Epsom Town Centre.

4.44 The planning system can help influence pollution levels within the Borough. It will be important to ensure that 'sensitive receptors' such as residents are protected from poor air quality. In addition, providing suitable alternatives to the private car can help to reduce pollution from transport, which is the main contributory factor to poor air quality within the Borough. Development can help the remediation of contaminated land, which should be encouraged, although this could have impacts on viability and a development's potential to deliver other forms of infrastructure. Source protection zones need to be identified in the Delivery DPD to ensure the groundwater resource is protected from contamination.

Energy consumption and carbon emissions

4.45 A study by the Energy Savings Trust (2009) for the Borough has identified that approximately 55% of the Borough's carbon emissions are from the domestic sector, 26% is from industry / commercial, while 19% is from transport. Monitoring data has shown that the average commercial and domestic energy consumption (gas and electricity) within the Borough has decreased annually from 2005 to 2007⁸. Road transport energy consumption has decreased from 19.2 thousands or tonnes of fuel in 2005 to 18.9 in 2006. Per capita carbon emissions have also decreased from 5.3 ktCo2 in 2005 to 5.1 ktCo2 in 2007. No data is available on emissions from the transport sector.

4.46 It is positive that the average level of consumption of energy is decreasing, however if new development is not to significantly increase emissions (ideally not increase them at all) and if the Governments ambitious targets for carbon reduction are to be met, then further action needs to be taken. Reducing emissions of greenhouse gases is linked to reducing the need to travel, using resources more sustainably, being more energy efficient and increased renewable energy capacity.

Waste

4.47 The total household waste collected per head in the Borough in 2008 / 09 was 387kg, which was 3.5% less than the year before. 20.1% of this was dry recycled and a further 11% was composted.

4.48 As part of the Surrey Joint Municipal Waste Management Strategy the Council has recently expanded its kerbside recycling collection services and is recycling and composting a greater proportion of household waste. New development should take account of this and make adequate provision to facilitate recycling / composting. The principles of the waste hierarchy should be considered in the construction of new development to maximise resource efficiency and reduce wastage in this area.

⁸ Data from Department of Energy and Climate Change

SECTION 5

Sustainability objectives

5.1 The 2005 Scoping Report identified 23 sustainability objectives, which formed the basis of the Core Strategy sustainability appraisal. These objectives have been considered in light the issues set out in section 4, and amended to ensure they are the most appropriate for the Borough. The revised objectives are set out in table 1 below. In addition, a number of indicators have been identified for each objective.

Table 1: Revised sustainability objectives and associated indicators

Sustainability objective	Comments	Indicator
<i>Living within environmental limits</i>		
1) To minimise the harm from flooding	This should include flooding from all sources, and consider the impacts actions may have on other parts of the river catchment	<ul style="list-style-type: none"> • Number of properties at risk from flooding • Areas of land identified for flood storage purposes (as part of Catchment Flood Management Plan or Surface Water Management Plan) • Number of planning permissions granted contrary to Environment Agency advice on flood risk
2) To reduce land contamination and safeguard soil quality and quantity	Remediation of contaminated land should be encouraged through new development	<ul style="list-style-type: none"> • The amount of contaminated land remediated
3) To ensure air quality improves	Consideration needs to be given to the Borough's Air Quality Management Areas (AQMAs) and areas where potential problems with air pollution have been identified, such as Epsom Town Centre. The main cause of these problems is emissions from vehicular transport. Sustainable forms of transport should be encouraged to offer real alternatives to the private car.	<ul style="list-style-type: none"> • Annual average of NO₂ and PM₁₀ within AQMAs, relative to national standards
4) To reduce noise pollution	While there are few issues within the Borough in relation to noise pollution, it is important that problems are not caused from new development	None identified (maintain a dialogue with Environmental Health)
5) To reduce light pollution	There are limited issues within the Borough in relation to light pollution and it is important that new development does not cause any problems	None identified (maintain a dialogue with Environmental Health)
6) To maintain and improve the water	The Hogsmill River currently has	<ul style="list-style-type: none"> • Ecological (biological)

quality of the rivers and groundwater	a 'not good' status for its chemical quality. There are a number of groundwater Source Protection Zones within the Borough.	<p>quality of River Hogsmill</p> <ul style="list-style-type: none"> • Chemical quality of River Hogsmill • Quality and quantity of groundwater
7) To conserve and enhance green infrastructure and biodiversity within the plan area	The Borough is generally well provided for in terms of open space, although there are small pockets of deprivation. It is important to maintain a good network of green infrastructure due to the many benefits it can bring. Potential conflicts could exist between sensitive habitats and access to green space.	<ul style="list-style-type: none"> • Condition of SSSIs in the Borough • Number and area of Sites of Nature Conservation Interest (grades 2 & 3) and ancient woodland • Amount and range of open space provided in the Borough • Change in areas and populations of biodiversity importance, including change in priority habitats and species (by type)
8) To achieve sustainable construction and use of resources	Making the most efficient use of resources and considering the 'reduce, reuse, recycle, recover' hierarchy will help minimise waste and carbon emissions. Levels of water consumption should also be considered.	<ul style="list-style-type: none"> • Per capita CO2 emissions • Code for Sustainable Homes level achieved by new build (upon completion, by %) • Waste collected by the Borough • Levels of water supply and consumption
9) To make the best use of previously developed land and existing buildings	Higher density land uses should be directed towards sustainable locations such as the town centre, and where possible maximise the reuse of existing buildings.	<ul style="list-style-type: none"> • % of new and converted dwellings on previously developed land • Average density on sites with 10 or more dwellings (dwellings per hectare) • % of new dwellings completed at; i) less than 30 dwellings per hectare, ii) between 30 and 50 dph and iii) above 50 dph • Amount of employment floorspace which is on previously developed land
10) To protect, enhance the natural, built, archaeological, historic environments and cultural assets	The Borough has many of these assets which need to be identified and protected.	<ul style="list-style-type: none"> • Number of listed buildings within the Borough on the national 'Buildings at Risk' register • % of conservation areas where appraisals and management plans have been completed • Net change in type and number of community, cultural and built sports facilities provided each year within the Borough • Also indicators in relation to SA objective 7

Achieving a sustainable economy		
11) Provide for employment opportunities	The recent trend has been for an increase in out commuting. It is important the Borough offers a variety of employment opportunities.	<ul style="list-style-type: none"> • Employment land available by type • % of vacant employment floorspace • Average gross weekly pay (male and female)
12) Make land available to meet the needs of the economy	The Borough has a limited stock of employment land and some of the stock is aging. The employment Land Review has identified there is a need for additional 'B class' employment floorspace, some of which has now been allocated within the Town Centre. However, there needs to be flexibility for non 'B class' employment generating uses to come forward.	<ul style="list-style-type: none"> • Amount of floorspace developed for employment by type • Amount of employment land lost to residential development
13) Support economic growth which is inclusive, innovative and sustainable	As identified above it is important that there is flexibility for non 'B class' employment generating uses to come forward. Opportunities for home working should also be encouraged.	<ul style="list-style-type: none"> • Number of residents working from home
Ensuring a strong, healthy and just society		
14) To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	The Borough's housing target is set out in the South East Plan, which is to deliver 3,980 additional housing units by 2026. There is a large demand for affordable housing and a need for other specialist housing such as sheltered accommodation.	<ul style="list-style-type: none"> • Average property price against average workplace earnings • Number of net housing completions per annum • Number of affordable housing units completed per annum (and as a % of total housing completions) • Number of social and intermediate affordable housing (and as a % of total affordable housing completions) • Number of households on the housing register
15) To facilitate the improved health and wellbeing of the whole population	It is important that access to healthcare remains 'good' and that the Borough provides a good range of facilities, such as open space, to encourage healthy lifestyles.	<ul style="list-style-type: none"> • Life expectancy • Performance of Epsom and St Helier University NHS Trust
16) To create and maintain safer and more secure communities	Designing out crime principles should be incorporated into new development	<ul style="list-style-type: none"> • Number of offences recorded per 1,000 population • Number of fatalities / serious injuries from road accidents • Deaths and casualties arising from fires

17) To reduce poverty and social exclusion	It is important that there are opportunities for all members of society to access facilities and services including healthcare, employment opportunities and further education.	<ul style="list-style-type: none"> • Average score for Indices of Multiple Deprivation • Number of Jobseeker's Allowance claimants • % of people of working age that are economically active • % of pupils achieving 5 or more A* to C grades at GCSE or equivalent (including English and Maths)
18) To improve accessibility to all services and facilities	The Borough is generally well catered for in terms of services and facilities and it is important these remain in accessible locations, to help reduce the need to travel further afield.	<ul style="list-style-type: none"> • % of major residential developments located within 30 mins public transport time of health, education, retail and employment facilities
19) To reduce road congestion and provide sustainable transport options	The Borough is generally well served by public transport, although there are parts of the Borough which are less well connected. Accessibility by foot and cycle should also be a priority.	<ul style="list-style-type: none"> • Congestion – average journey time per mile during the morning peak
Using sound science responsibly		
20) To ensure that the District is prepared for the impacts of climate change	Climate change may lead to warmer summers and winters and a change in the distribution of rainfall (wetter winters and drier summers).	<ul style="list-style-type: none"> • No indicators identified
21) To increase energy efficiency of new and existing development	Improving energy efficiency will help reduce the consumption of resources and carbon emissions.	<ul style="list-style-type: none"> • Average electricity and gas consumption (domestic and industry)
22) To increase the production and use of low carbon / renewable energy	Generating energy from low carbon / renewable energy will help reduce carbon emissions and contribute towards the energy supply mix. Larger sites may be able to make a greater contribution.	<ul style="list-style-type: none"> • Renewable / low carbon energy capacity installed by type

5.2 The main changes from the original 2005 Scoping Report objectives are highlighted below:

Objectives now deleted:

5.3 To reduce greenhouse gases

This indicator has been deleted as it is considered to be covered by a number of other indicators;

8) To achieve sustainable production and use of resources

19) To reduce road congestion and the need to travel

21) To increase energy efficiency of new and existing development

22) To increase the production and use of low carbon / renewable energy

5.4 Balancing the needs for employment and housing to reduce the need to travel

This indicator has been deleted as it is considered to be covered by a number of other indicators;

- 11) Provide for employment opportunities
- 12) Make land available to meet the needs of the economy
- 13) Support economic growth which is inclusive, innovative and sustainable
- 14) To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford
- 18) To improve accessibility to all services and facilities
- 19) To reduce road congestion and provide sustainable transport options

Objectives amended:

5.5 7) To conserve and enhance green infrastructure and biodiversity within the plan area

This objective previously excluded references to Green Infrastructure. Green Infrastructure is not only significant for biodiversity but performs a variety of other functions, such as urban cooling and access to recreation.

5.6 19) To reduce road congestion and provide sustainable transport options

The objective was previously worded 'to reduce road congestion and the need to travel'. It is considered that the need to travel could be adequately considered under objective 15 'to improve accessibility to all services and facilities'. Adding reference to sustainable transport options provides an opportunity to consider the method of travel.

5.7 22) To increase the production and use of low carbon / renewable energy

This indicator previously only referred to renewable energy. It has been widened to include low carbon energy.

SECTION 6

Appraisal framework for Delivery DPD

6.1 The revised sustainability objectives will form the framework for the appraisal of the Delivery DPD. However, some of the objectives may be more relevant for some stages in the production of the DPD than others. Therefore each stage has been considered separately and a method identified for how the appraisals will be conducted.

Standard methodology

6.2 For each stage in the production of the DPD it is intended that each different strategy / policy option will be assessed against the 22 sustainability objectives with scores being recorded in a consistent manner. The mechanism for scoring will be as follows:

Symbol	Effects against the sustainability appraisal objectives
✓✓	Significantly positive contribution towards sustainability
✓	Positive contribution towards sustainability
O	Neutral / Uncertain contribution towards sustainability
x	Negative contribution towards sustainability
xx	Significantly negative contribution towards sustainability

6.3 Assessments will be considered in the short, medium and long term and comments will be made should any additional issues or mitigating measures be identified.

Appraisal frameworks for the component parts of the Delivery DPD

1) Setting out the housing land supply strategy

6.4 This stage in the production of the Delivery DPD will identify the broad locations of future housing delivery up to 2026. This stage is more strategic and will therefore not identify individual sites, although it may provide an indication of the type of sites each strategy would involve. The main sustainability concerns when appraising the potential strategy options are likely to relate to:

- Environmental considerations including flood risk, contaminated land, air quality, groundwater quality and green infrastructure.
- Considerations in relation to competing land uses for example; balancing the needs of the economy with regard to employment land with the need for additional housing.
- Infrastructure issues, for example, a fewer number of larger allocations may require a single discrete piece of infrastructure such as a new primary school, while a greater number of smaller allocations may be absorbed into the existing infrastructure, although expansions may be needed

- Accessibly issues, including access to facilities / services and sustainable transport options.

6.5 For each of the sustainability objectives a number of questions have been identified which will assist in the consideration of the potential strategy options, against the objectives. These can be located in Appendix 3. The performance of each option will be considered in the short, medium and long term in relation to the time period covered by the DPD:

Short term: 2011 to 2016
 Medium term: 2016 to 2021
 Long term: 2021 to 2026

2 & 3) Identifying housing site allocations and other allocations

6.6 The next two stages in the production of the Delivery DPD will assess options for the allocation of housing sites and other potential allocations such as employment land, local centres and green infrastructure.

6.7 Some work on how housing site allocations could be appraised has been carried out by the East Surrey authorities. In early 2008 a workshop was held to discuss how the 23 appraisal objectives from the 2005 Scoping Report should be considered in the appraisal of sites. Workshop attendees included representatives from the East Surrey authorities, an independent sustainability consultant and a representative from both Surrey Highways and the South East of England Development Agency (SEEDA)⁹.

6.8 Each of the sustainability objectives were scrutinised and questions/details identified that would help assess sites. The focus of the appraisal is mainly to be on the location of the individual sites, as it was considered that other issues would be addressed through development management policies (for example, the incorporation of Sustainable Urban Drainage Systems).

6.9 Consideration was also given as to how the objectives related to each other and in some cases it was felt that some objectives could be assessed jointly. This resulted in the development of a sustainability template which will provide the framework for the appraisal of sites. The template contains a number of decision aiding questions and identifies where particular evidence base documents may be useful to inform the assessment. It has also been expanded to include decision aiding questions to make it relevant to appraise the other potential allocations / designations such as sites for gypsies and travellers and green infrastructure. It has also been updated to reflect the refinement of the sustainability objectives as set out above in section 5 of this document. Therefore not all the questions identified may be applicable, as this depends on what is being considered for allocation. For example the relevant questions/objectives will be different for the allocation of a housing site compared to the allocation of green infrastructure. The template for this appraisal can be found in Appendix 4.

6.10 When allocating a site for development, the time periods considered by the appraisal are:

Short term: The construction phase

⁹ Invitations for the workshop were sent to a number of individuals and organisations

Medium term: The first five years following completion
Long term: Beyond the five years following completion

6.11 In other cases, the time periods will be the same as for those identified for the Housing Land Supply Strategy.

6.12 A 'sustainability site pro-forma' has also been developed, which will facilitate the assessment of a site, as all the relevant information will be recorded in one place. This will provide a useful record of the information which has been used in the appraisal. The sustainability housing site pro-forma can be found in appendix 5.

6.13 The basic process for appraising a site will therefore be as follows:

Stage 1) Collation of information to inform the appraisal

- Completion of a site pro-forma for each site (this will ensure relevant site specific data / information is obtained)
- Collation of relevant information from the LDF evidence base, for example Strategic Flood Risk Assessments, Character Appraisals or any Special Protection Areas / Special Areas of Conservation (SPA/SAC) mitigation plans, information on local BAP habitats (this will provide additional background information)

Stage 2) The sustainability appraisal of individual sites

- Using the information gathered at stage 1, each site will then be assessed against the sustainability objectives through completing the appraisal template and considering the decision aiding questions.

4) Development management policies

6.14 The final stage in the production of the Delivery DPD will be to produce development management policies, which will help shape future development within the Borough. These will cover a variety of topics for example potential space standards for new residential units and parking standards. Similar to the approaches above, a number of decision aiding questions have been identified to help assess the performance of options against objectives, which are set out in Appendix 6. As the options are developed, further decision aiding questions may be identified.

Appendix 1 The stages in a sustainability appraisal of a Development Plan Document

DPD Stage 1: Pre-production - Evidence Gathering
SA Stages and Tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainability objectives • A2: Collecting baseline information • A3: Identifying sustainability issues and problems • A4: Developing the SA framework • A5: Consulting on the scope of the SA
DPD Stage 2: Production
SA Stages and Tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> • B1: Testing the DPD objectives against the SA framework • B2: Developing the DPD options • B3: Predicting the effects of the DPD • B4: Evaluating the effects of the DPD • B5: Considering ways of mitigating adverse effects and maximising beneficial effects • B6: Proposing measures to monitor significant effects of implementing DPDs
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • C1: Preparing the SA Report
<p>Stage D: Consulting on the preferred options of the DPD and SA Report</p> <ul style="list-style-type: none"> • D1: Public participation on the preferred options of the DPD and the SA Report • D2(i): Appraising significant changes
DPD Stage 3: Examination
SA Stages and Tasks
<ul style="list-style-type: none"> • D2 (ii): Appraising significant changes resulting from representations
DPD Stage 4: Adoption and monitoring
SA Stages and Tasks
<ul style="list-style-type: none"> • D3: Making decisions and providing information
<p>Stage E: Monitoring the significant effects of implementing the DPD</p> <ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring • E2: Responding to adverse effects

Appendix 2 Plans, policies and programmes considered in the production of the Scoping Report

List of relevant policies, plans and programmes influencing the LDF
International
The Johannesburg Declaration on Sustainable Development
European Spatial Development Perspective (97/150/EC)
European Habitats Directive (Special Areas of Conservation (SACs)) (92/43/EEC)
European Birds Directive (79/409/EEC)
European Nitrates Directive
European Air Quality Directive (2008)
European Water Framework Directive (2000/60/EC)
European Waste Framework Directive (2005)
European Environmental Impact Assessment Directive (97/11/EC)
European Strategic Environmental Assessment Directive (2001/42/EC)
European Energy Performance of Buildings Directive (2002/91/EC)
European Noise Directive (2001/14/EC)
European Convention on the Protection of Archaeological Heritage (Valetta Convention) (2001)
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
Sixth Environmental Action Programme for the European Community (2002-2012)
Kyoto Protocol on Climate Change (2002)
United Nations Convention on Human Rights
European Landscape Convention (Florence Convention 2000)
The Water Framework Directive and Planning, Initial Advice to Planning Authorities in England and Wales (2006)
European Waste Framework Directive 75/442/EEC on waste, amended by Council Directive 2006/12/EC
European Sustainable Development Strategy (renewed 2006)
National – Plans and Strategies
Securing The Future - UK Sustainable Development Strategy (March 2005)
Sustainable Communities Plan: Building for the Future
Rural White Paper (2000) – Our Countryside: The Future
UK Biodiversity Action Plan (1994)
Working with the grain of nature: A Biodiversity Strategy for England (October 2002)
Rural Strategy (2004)
Farming and Food Strategy
Energy White Paper (May 2007)
National Air Quality Strategy (2008)
Aviation White Paper – The Future of Air Transport
10 Year Transport Plan (2000)
White Paper on the Future of Transport: a network for 2030 (July 2004)
UK Climate Change Programme (2006)
Groundwater Regulations 2009
Environment Agency Adapting to Climate Change Strategy
Thames River Basin Management Plan (2009)
The Conservation (Natural Habitats & c.) Regulations 1994 (as amended) (also known as the Habitats Regulations)

List of relevant policies, plans and programmes influencing the LDF
Wildlife and Countryside Act (1981)
The Countryside and Rights of Way Act (2000)
Natural Environment and Rural Communities Act (2006)
Circular 06/2005: Biodiversity and Geological Conservation
Water Act 2003
Making the Past Part of our Future – English Heritage Strategy 2005-2010
Code for Sustainable Homes: Setting the Standard in Sustainability for New Homes (Feb 2008)
Code for Sustainable Homes : Building A Greener Future – Towards Zero Carbon Development
Environmental Quality and Spatial Policy: Incorporating the natural, built and historic environment and rural issues in plans and strategies (2005)
Safer Places – The planning System and Crime Prevention (CLG 2004)
Strategic Environmental Assessment and Biodiversity: Guidance for practitioners (June 2004)
UK Renewable Energy Strategy (2009)
Planning & Energy Act (2008)
Climate Change Act (2008)
Civil Aviation Act (2006)
Waste Strategy for England and Wales (revised 2007)
The Historic Environment: A Force for our Future (2001)
The Framework for Sport in England (2004)
National – Planning Policy Statements and Guidance and Circulars
Planning Policy Statement 1: Delivering Sustainable Development (2005)
Planning and Climate Change (supplement to PPS1) (Dec 2007)
Planning Policy Guidance Note 2: Green Belts (1995)
Planning Policy Statement 3: Housing (2006)
Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009)
Planning Policy Statement 5: Planning for the Historic Environment (2010)
Planning Policy Statement 7: Sustainable Development in Rural Areas (2004)
Planning Policy Guidance Note 8: Telecommunications (2001)
Planning Policy Statement 9: Biodiversity and Geological Conservation (consultation paper 2010)
Consultation paper on a new Planning Policy Statement: Planning for a Natural and Healthy Environment
Planning Policy Statement 10: Planning for Sustainable Waste Management
Planning Policy Statement 12: Local Spatial Planning (2008)
Planning Policy Guidance Note 13: Transport (2001)
Planning Policy Guidance Note 14: Development on Unstable Land
Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (2003) and Companion Guide: Assessing Needs and Opportunities
Planning Policy Guidance Note 18: Enforcing Planning Control (1991)
Planning Policy Guidance Note 19: Outdoor Advertisement Control (1992)
Planning Policy Statement 22: Renewable Energy (2004)
Planning Policy Statement 23: Planning and Pollution Control (2004)
Planning Policy Guidance Note 24: Planning and Noise (1994)
Planning Policy Statement 25: Development and Flood Risk
Circular 01/06 – Planning for Gypsy and Traveller Caravan Sites
Circular 04/07 – Planning for Travelling Showpeople
Circular 5/05 Planning Obligations

List of relevant policies, plans and programmes influencing the LDF
Circular 06/2005 Biodiversity and Geological Conservation
Consultation on a Planning Policy Statement: Planning for a Low Carbon Future in a Changing Climate
The Framework for Sport in England (2004)
White Paper: Our Towns and Cities: The Future (2000)
The Wildlife and Countryside Act (1981)
Good Practice Guide on Tourism (2006)
Regional and Sub Regional
South East Plan (May 2009)
South East Plan Partial Review – Provision for Gypsies, Travellers and Travelling Showpeople – Policy H7 (June 2009)
Regional Transport Strategy (2004)
Regional Housing Strategy (2006)
Regional Economic Strategy (2006-2016)
Regional Strategy for Energy Efficiency and Renewable Energy (2004)
South East Regional Sustainability Framework (May 2008)
Social Inclusion Statement (SEERA and Partners, 2002)
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 (November 2002)
Gatwick Diamond Initiative(GDI) – Gatwick Diamond Future Plan (2008)
South East Biodiversity Strategy (SEBS)
Catchment Flood Management Plan (THAMES)
Regional Housing Strategy (2008-2011)
London Spatial Development Strategy 2004
The South East Plan For Sport 2004-08
County
Surrey Ancient Woodland Survey (when completed)
Surrey Waste Plan 2008
Surrey Minerals Local Plan 1993
Surrey Minerals Plan Core Strategy (Proposed document for Submission to the Secretary of State) (November 2009)
Surrey Local Transport Plan – second LTP 2006/7-2010/11 (March 2006)
Surrey Strategic Partnership Plan 2009-2020 – Standing up for Surrey (draft Oct 2009)
Surrey Hills Area of Outstanding Beauty Management Plan 2009
Surrey Hills Area of Great Landscape Value Review 2007
Surrey Economic Development Action Plan (1999)
Surrey Education Service Strategy
Surrey Education Organisation Plan 2010-2019
Surrey's Medium Term Strategy for Adults and Community Care
Surrey Biodiversity Action Plan (1999)
Surrey Cultural Strategy: Taking Part in Surrey (2008-2011)
Surrey Local Government Association Key Worker Strategy – Housing to underpin economic success
Surrey Economic Partnership (SEP) Economic Strategy
Surrey Heritage Strategy (2001)
Surrey Rural Strategy

List of relevant policies, plans and programmes influencing the LDF
Surrey Sports Strategy
Parking Strategy for Surrey (2003)
Surrey Crime and Disorder Reduction Strategy 2005 – 2008
Surrey Design – A Strategic Guide for a Quality Built Environment (2001)
Future of Surrey's Landscape & Woodlands (1997)
Draft Surrey Rural Strategy 2010-2015
Surrey Local Transport Plan – Annual Progress Report (2007)
Surrey Road Safety Strategy 2008 - 2011
Local
East Surrey Housing Strategy 2009-2013
Extra Care Housing Strategy for Mid Surrey (2005)
East Surrey Rural Transport Partnership Action Plan
Gatwick Airport Master Plan (2005)
East Surrey NHS Primary Care Trust Business Plan 2003-4
Surrey Primary Care Trust (PCT) Annual Report 2008-09
Housing Infrastructure Thematic Board
Epsom & Ewell Corporate Plan 2007- 2011
Epsom & Ewell District Wide Local Plan
Epsom & Ewell Community Strategy 2003
Epsom & Ewell Community Safety Partnership Plan 2008-2011
Epsom & Ewell Borough Youth Plan 2008 - 2012

Appendix 3 Appraisal template for the Housing Land Supply Strategy

Sustainability objectives	Decision aiding questions
<i>Living within environmental limits</i>	
1) To minimise the harm from flooding	<ul style="list-style-type: none"> • Would the strategy direct development towards areas of flood risk? • Would the strategy be negatively influenced by the geology of the Borough? (e.g. impermeable clay or porous chalk)?
2) To reduce land contamination and safeguard soil quality and quantity	<ul style="list-style-type: none"> • Would the strategy help to encourage the remediation of contaminated sites? • Would it result in the loss of agricultural land (grades 1 to 3a)?
3) To ensure air quality improves	<ul style="list-style-type: none"> • Would the strategy impact upon identified Air Quality Management Areas (AQMAs) and / or areas where potential problems with air pollution have been identified, such as Epsom Town Centre?
4) To reduce noise pollution	<ul style="list-style-type: none"> • Could the strategy lead to an increase in noise pollution?
5) To reduce light pollution	<ul style="list-style-type: none"> • Could the strategy lead to an increase in light pollution?
6) To maintain and improve the water quality of the rivers and groundwater	<ul style="list-style-type: none"> • Would the strategy result in development occurring in the groundwater Source Protection Zones? • Would the strategy impact on water quality?
7) To conserve and enhance green infrastructure and biodiversity within the plan area	<ul style="list-style-type: none"> • What would the impact of the strategy be on the Borough's Green Infrastructure? (E.g. could it result in habitat fragmentation, improve access to open space etc...) • What would the impact of the Strategy be on the Borough's biodiversity? (E.g. impact on SSSIs, urban biodiversity etc...)
8) To achieve sustainable production and use of resources	This objective is considered to be more relevant to the Allocations and Development Management stage in the Delivery DPD
9) To make the best use of previously developed land and existing buildings	<ul style="list-style-type: none"> • Will the strategy maximise the use of previously developed land?
10) To protect, enhance the natural, archaeological, historic environments and cultural assets	<ul style="list-style-type: none"> • Will the strategy have a significant impact on any of the assets mentioned?
<i>Achieving a sustainable economy</i>	
11) Provide for employment opportunities	This objective is considered to be more relevant to the Allocations and Development Management stage in the Delivery DPD

12) Make land available to meet the needs of the economy	<ul style="list-style-type: none"> • Would the strategy affect the ability to make land available to meet the needs of the economy?
13) Support economic growth which is inclusive, innovative and sustainable	This objective is considered to be more relevant to the Allocations and Development Management stage in the Delivery DPD
<i>Ensuring a strong, healthy and just society</i>	
14) To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	<ul style="list-style-type: none"> • Will the strategy ensure the Borough's housing target can be met? • What will the influence of the strategy be on the delivery of affordable housing? (E.g. will it result in the delivery of a greater proportion of smaller sites which may only yield a smaller amount of affordable units?)
15) To facilitate the improved health and wellbeing of the whole population	<ul style="list-style-type: none"> • Will the strategy help to ensure good access to facilities and services
17) To create and maintain safer and more secure communities	This objective is considered to be more relevant to the Allocations and Development Management stage in the Delivery DPD
16) To reduce poverty and social exclusion	<ul style="list-style-type: none"> • Will the strategy deliver mixed communities? (E.g. avoid concentrating the delivery of affordable homes in one area)
18) To improve accessibility to all services and facilities	<ul style="list-style-type: none"> • Will the strategy give rise to any potential new infrastructure requirements? (e.g. an urban extension may require the provision of a new health centre or primary school) • Will the strategy raise any accessibility issues (E.g. would new transport infrastructure be required? What is the existing level of public transport provision?)
19) To reduce road congestion and provide sustainable transport options	<ul style="list-style-type: none"> • Will the strategy help ensure access to sustainable transport options?
<i>Using sound science responsibly</i>	
20) To ensure that the District is prepared for the impacts of climate change	This is mainly linked to objective 1.
21) To increase energy efficiency of new and existing development	This objective is considered to be more relevant to the Allocations and Development Management stage in the Delivery DPD
22) To increase the production and use of low carbon / renewable energy	<ul style="list-style-type: none"> • Will the strategy provide opportunities for low carbon / renewable energy generation? (E.g. larger allocations may make decentralised CHP more viable)

Appendix 4 Appraisal template for housing site allocations and other allocations

Sustainability Objective (Lists the SA objectives)	Is it likely that the allocation would (Questions to be considered when appraising potential allocations)	Comments (Space for additional comments, such as local standards, comments from specialists or potential mitigation measures)	Scoring (to be assessed in short / medium / long term) ¹⁰		
Living within Environmental Limits			S	M	L
1) To minimise the harm from flooding	<ul style="list-style-type: none"> Avoid loss of the functional flood plain? Be appropriate for the level of flood risk in that location? 	Consider information from Strategic Flood Risk Assessment and Surface Water Management Plan (all potential sources of flooding and associated level of risk)	Standard (e.g. ✓✓ to XX)		
2) To reduce land contamination and safeguard soil quality and quantity	<ul style="list-style-type: none"> Encourage the remediation of contaminated land? Result in the loss of Agricultural Land Classification grades 1 to 3a (best and most versatile agricultural land)? 	Consult Contaminated Land Officer, where necessary	Standard		
3) To ensure air quality improves	<ul style="list-style-type: none"> Avoid locating sensitive receptors (e.g. residential) near to an area of poor air quality? 	Consider Air Quality Management Areas (AQMAs), and where monitoring data shows there could be a potential issue	Standard		
	<i>Improving air quality is linked to reducing the need to travel. This issue is explored sufficiently for the purposes of this appraisal at SA Objective 18 and SA Objective 19.</i>		N/A		
4) To reduce noise pollution	<ul style="list-style-type: none"> Cause an increase in noise pollution? Be in an area where noise existing noise levels would cause concern? 	Liaise with Environmental Health Consider neighbouring uses to the site	Standard		
5) To reduce light pollution	<ul style="list-style-type: none"> Help reduce light pollution? Be located in an area where there are existing light problems? 	Liaise with Environmental Health Consider neighbouring uses to the site	Standard		
6) To maintain and improve the water quality of the rivers and groundwater	<ul style="list-style-type: none"> Be in proximity to a watercourse and a use which could impact negatively on the watercourse? Help improve water quality? 		Standard		
7) To conserve and enhance green infrastructure and biodiversity within the plan area	<ul style="list-style-type: none"> Not harm identified wildlife habitats (RAMSAR, SPA, SAC, SSSI, SNCI)? Not harm protected species which is / are known to rely on the site? Prevent the fragmentation of habitats and / or increase their connectivity? 	Consider Appropriate Assessment & any associated mitigation strategies Consider Local Biodiversity Action Plan (BAP) Seek advice from Local Ecologist, where necessary	Standard		

¹⁰ The time frames for development would be: Short term – construction phase, Medium – first five years following completion & Long term – beyond five years following completion. The weighting given to each objective may vary according to local circumstances and priorities

8) To achieve sustainable production and use of resources	<i>Will be considered through development management policies and at planning application stage</i>		N/A		
9) To make the best use of previously developed land and existing buildings	<ul style="list-style-type: none"> Use previously development land? Potentially allow for the reuse of any existing buildings on the site? 		Standard		
			Standard		
10) To protect, enhance the natural, archaeological, historic environments and cultural assets	<ul style="list-style-type: none"> Will the designation potentially impact upon on the setting and character of Listed Buildings, Conservation Areas, and / or archaeological and historical structures and / or landscapes? 	Refer to proposals maps to identify existing designations	Standard		
Achieving a Sustainable Economy			S	M	L
11) Provide for employment opportunities	<ul style="list-style-type: none"> Not result in the loss of existing / potential employment opportunities? 	Consider Employment Land Review	Standard		
	<ul style="list-style-type: none"> Create employment opportunities? 	Consider Employment Land Review	Standard		
12) Make land available to meet the needs of the economy	<ul style="list-style-type: none"> Encourage diversity and quality of employment? 		Standard		
	<ul style="list-style-type: none"> Provide jobs to meet the needs of the local economy and sub region? 		Standard		
13) Support economic growth which is inclusive, innovative and sustainable	<ul style="list-style-type: none"> Provide for the needs of business? 		Standard		
	<ul style="list-style-type: none"> Not result in the loss of existing / potential employment land? 		Standard		
To avoid double counting, criteria to assess employment issues were identified against the three objectives relating to the economy.	<ul style="list-style-type: none"> Be within 800m of or readily accessible by public transport to: 	At least one 100+ employer and more that 10 industrial units	✓✓		
		At least one 50+ employer and more than 10 industrial units	✓		
		More than 10 industrial units	✓		
		Less than 10 industrial units	0		
		No employment opportunities	X		
	<ul style="list-style-type: none"> Enhance the viability, vitality and attractiveness of urban centres and encourage their commercial renewal? 		Standard		
	<ul style="list-style-type: none"> Encourage indigenous growth of SMEs? 		Standard		

Ensuring a Strong, Healthy and Just Society			S	M	L
14) To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	• Provide a supply of affordable housing?	Consider Core Strategy policy requirements – threshold for affordable contributions (40% for sites delivering over 15 units and 20% for sites delivering between 5 and 14 units)	Standard		
	• Provide for specific needs which have emerged from the Housing Market Assessment?	Consider Housing Market Assessment	Standard		
15) To facilitate the improved health and wellbeing of the whole population	• Be within 800m of a Primary Care facility? • Be located to ensure good access to formal recreation including a leisure centre and informal play?	Refer to standards in Open Space Audit	Refer to scoring for accessibility		
			Standard		
16) To create and maintain safer and more secure communities	• Deliver safe pedestrian routes to public transport nodes / local key services?		Standard		
	<i>Other considerations such as designing out crime will be considered through other LDF documents & at application stage</i>				
Accessibility					
17) To reduce poverty and social exclusion 18) To improve accessibility to all services and facilities <i>At the workshop the criteria to assess 'accessibility' were discussed in great detail, in particular the facilities to be considered, and the distances travelled to access these. A distance of 800m was selected as a benchmark for the appraisal, this being approximately a 10 minute walk. The sustainability objectives which may be assessed through accessibility criteria were grouped together for clarity.</i>	What would be the distance of the allocation from:				
	• A public transport node		< 400 m	✓✓	
	• A rail service				
	• Sources of employment (town centre & other employment centres offering 500+ jobs) or readily accessible by public transport				
	• A convenience store		401 to 800 m	✓	
	• A retail centre				
	• A Primary Care Facility				
	• A primary school		801 to 1200m	0	
	• A community state secondary school				
	• A post office				
	• A library		1201 to 1600m	X	
• A bank or building society					
• A community hall					
• Children's play area / parks / amenity open space		>1601m		XX	
19) To reduce road congestion & provide	• Not materially worsen highway conditions?	Seek Surrey County Council Highway's views Also consider all accessibility criteria above	Standard		

sustainable transport options	<ul style="list-style-type: none"> Improve access to sustainable transport options? 				
Using Sound Science Responsibly			S	M	L
20) To ensure that the District is prepared for the impacts of climate change	<p><i>Preparing for the predicted impacts of climate change requires avoiding flood risk and ensuring buildings an infrastructure are capable of withstanding severe weather events. This issue is explored sufficiently for the purposes of this appraisal at SA Objective 1, SA Objective 6, SA Objective 7 and SA Objective 10.</i></p>		N/A		
21) To increase energy efficiency of new and existing development	<p><i>Will be considered through development management policies and at application stage</i></p>		N/A		
22) To increase the production and use of renewable / low carbon energy	<ul style="list-style-type: none"> Support the development of renewable / low carbon energy generation 	Larger schemes may have Combined Heat and Power opportunities	Just assessed by commentary		

Appendix 5 Pro-forma to be completed to inform the appraisal of potential development sites

General Site Information:

Address:			
OS Grid ref:		Site Area (Ha):	
Ownership:			
Existing land use:			
Neighbouring land uses:			
Location <i>(Tick all that apply)</i> <small>Note: Will help to identify whether site is in a sustainable location</small>	<input type="checkbox"/> Built up area	<input type="checkbox"/> Town centre	
	<input type="checkbox"/> Within 500m of town centre	<input type="checkbox"/> Within 500m of local centre	
	<input type="checkbox"/> Green Belt	<input type="checkbox"/> Open Space	
	Other:		

Accessibility:

Accessibility of site to key public services:

Facility or Service	Distance from facility or service					Facility readily accessible by public transport? (Y or N)
	< 400m	401 to 800m	801 to 1200m	1201 to 1600m	>1601m	
Distance to public transport node						N/A
Employment centre (town centre / other employment centre offering 500+ jobs)						
Convenience store						
Retail centre						
Primary Care Facility (e.g. GP surgery, dentist)						
Primary school						
Community state secondary school						
Higher / further education establishment						
Post office						
Library						
Bank or building society						
Community hall						
Children's play area / park / amenity open space						
Church						
Public house / bar / inn						
Restaurant / cafes / takeaways						

How well the site is served by cycle / footpaths?.....

.....

Environmental Considerations:

Which flood zone is the site located in? (<i>using Strategic Flood Risk Assessment data</i>)	
Is the site vulnerable to other sources of flooding? (<i>using SFRA data</i>)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proximity to watercourses
Presence of groundwater source protection zones
Is the site contaminated / potentially contaminated? (<i>advice from the Council's Contaminated Land Officer</i>)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proximity to current or historic landfills
Is the site in or near to an Air Quality Management Area?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the site contain any notable biodiversity habitats / species?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the site in an area of open space deficiency? (<i>using information from the Open Space Study</i>)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there any local road safety issues?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Details / Comments:.....

.....

.....

Distance of site from nearest SPA / SAC: < 5km 5 to 10 km 10km+
(using information from appropriate assessment)

Proximity to existing green infrastructure or biodiversity habitats:

.....

.....

Heritage Considerations:

Is the site in a conservation area / area of special character?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the site contain any listed buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the site in an area of potential archaeological interest?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Details / Comments:.....

.....

.....

Additional issues to consider (not all may be relevant)

- Could any existing buildings on site be re used?
- What are the housing needs of the Borough (type of housing / affordability)?
- Would the provision of live work units be suitable on this site?
- What would the impact on infrastructure be? (can the development bring forward the necessary infrastructure?)
- Is the site suitable for renewable energy?
- Potential impacts SPA / SAC (further consideration drawing on Appropriate Assessment)
- Are there any water / soil quality issues?
- Could improvements be made to biodiversity?
- Could improvements be made to road safety?
- Could improvements be made to reducing crime or fear of crime?
- Are there any cross boundary issues which require consideration?

Potential use of site:

(using information from Strategic Housing Land Availability Assessment)

Appropriate density for the site:		Number of units site is likely to provide:	
Affordable housing provision (% or no of units):		Appropriate type of dwellings <i>(e.g. flats / family homes / student accommodation / sheltered accommodation)</i>	

Other comments / conclusions:.....

.....

.....

.....

Appendix 6 Appraisal template for development management policies

Sustainability Objectives	Decision aiding questions <i>Is it likely that the policy option would...</i>
<i>Living within Environmental Limits</i>	
1) To minimise the harm from flooding	<ul style="list-style-type: none"> • Improve surface water management (e.g. through the incorporation of Sustainable Urban Drainage Systems)? • Ensure hard standings are permeable?
2) To reduce land contamination and safeguard soil quality and quantity	<ul style="list-style-type: none"> • Encourage the remediation of contaminated land? • Help to protect soil quality?
3) To ensure air quality improves	<ul style="list-style-type: none"> • Help improve air quality?
4) To reduce noise pollution	<ul style="list-style-type: none"> • Help to reduce noise pollution?
5) To reduce light pollution	<ul style="list-style-type: none"> • Minimise light pollution?
6) To maintain and improve the water quality of the rivers and groundwater	<ul style="list-style-type: none"> • Help improve water quality? • Help protect the source protection zones?
7) To conserve and enhance green infrastructure and biodiversity within the plan area	<ul style="list-style-type: none"> • Secure biodiversity enhancements and create new habitats? • Minimise any potential adverse impacts on species and habitats?
8) To achieve sustainable production and use of resources	<ul style="list-style-type: none"> • Help to stabilise the District's ecological footprint? • Encourage sustainable construction? • Encourage water efficiency?
9) To make the best use of previously developed land and existing buildings	<ul style="list-style-type: none"> • Use previously development land • Encourage the reuse of existing buildings
10) To protect, enhance the natural, archaeological, historic environments and cultural assets	<ul style="list-style-type: none"> • Ensure that development does not have a negative impact on Listed Buildings, Conservation Areas, and / or archaeological and historical structures and / or landscapes • Help to enhance local character?
<i>Achieving a Sustainable Economy</i>	
11) Provide for employment opportunities	<ul style="list-style-type: none"> • Not result in the loss of existing / potential employment opportunities • Create employment opportunities • Encourage diversity and quality of employment • Provide jobs to meet the needs of the local economy and sub region • Provide for the needs of business • Not result in the loss of existing / potential employment land • Provide additional commercial development in urban areas • Enhance the viability, vitality and attractiveness of urban centres and encourage their commercial
12) Make land available to meet the needs of the economy	
13) Support economic growth which is inclusive, innovative and sustainable	

	<p>renewal</p> <ul style="list-style-type: none"> • Encourage indigenous growth of SMEs
Ensuring a Strong, Healthy and Just Society	
14) To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	<ul style="list-style-type: none"> • Provide a supply of affordable housing • Provide for specific needs which have emerged from the Housing Market Assessment (e.g. sheltered accommodation, gypsy and travellers, students) • Provide a range of appropriately sized dwellings
15) To facilitate the improved health and wellbeing of the whole population	<ul style="list-style-type: none"> • Ensure good access to Primary Care facilities? • Ensure good access to formal recreation including a leisure centre and informal play? • Reduce health inequalities? • Help people to remain independent?
16) To create and maintain safer and more secure communities	<ul style="list-style-type: none"> • Help to reduce crime / fear of crime (E.g. through designing out crime principles)?
Accessibility	
17) To reduce poverty and social exclusion	<ul style="list-style-type: none"> • Improve access to key services (education, employment, health, community services)? • Improve access to further education?
18) To improve accessibility to all services and facilities	
19) To reduce road congestion & provide sustainable transport options	<ul style="list-style-type: none"> • Help to facilitate sustainable forms of transport (e.g. cycle parking provision and adequate pedestrian and cycle access)? • Ensure appropriate levels of parking are provided?
Using Sound Science Responsibly	
20) To ensure that the District is prepared for the impacts of climate change	<ul style="list-style-type: none"> • Help to protect the community against the extremes of climate change?
21) To increase energy efficiency of new and existing development	<ul style="list-style-type: none"> • Improve energy efficiency? • Minimise energy requirements?
22) To increase the production and use of renewable / low carbon energy	<ul style="list-style-type: none"> • Support the development of renewable / low carbon energy generation? • Help to support decentralised community energy generation?