
Shaping Elmbridge A New Local Plan



Sustainability Appraisal: Options Consultation

Elmbridge Local Plan

August 2019



Elmbridge
Borough Council
... bridging the communities ...

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Introduction

- 1.1 The purpose of the sustainability appraisal (SA) process is to appraise the social, environmental and economic effects of a plan from the outset. In doing so it will help ensure that decisions are made that contribute to achieving sustainable development.
- 1.2 This report carries out that assessment to inform the next regulation 18 consultation that presents five options for public consultation in August 2019. The results of this assessment will be used by the Council when drafting the next stage of the Local Plan.

Background

- 1.3 Elmbridge Borough Council have already begun the process of preparing a new Local Plan and presented Strategic Options in a regulation 18 consultation in 2016/17. Three Strategic Options were assessed in a sustainability appraisal Scoping Report which was produced in December 2016.
- 1.4 As well as assessing the Strategic Options, the Scoping Report updated the key plans, policies and programmes, baseline information, sustainability issues and the SA framework, to provide an appropriate framework for the assessment of the strategic options for the new Local Plan. It took account of the National Planning Policy Framework and its emphasis on achieving sustainable development.
- 1.5 As part of the SA process reasonable alternatives need to be defined and assessed. Taking into account the many consultation responses from the Strategic Options alongside new evidence from recent studies, the previous three options have evolved and a further two options have been developed.
- 1.6 These five options present reasonable alternatives and each set out an approach to help the Council meet development needs. They do not include site allocations. Detailed policies and specific sites will be assessed in a further Sustainability Appraisal at the next stage of Local Plan development.
- 1.7 There is no generally accepted definition of what constitutes reasonable and it is up to the Council to decide on an appropriate approach. The five options set out in section 3 of this report provide differing methods as to how we plan for future development and all these options primarily focus on housing need.
- 1.8 This report undertakes an assessment of the five options in line with the Scoping Report and sets out how the potential options, identified to help meet the Borough's development needs, perform in terms of sustainability.

Through the SA Scoping Report (December 2016) the scope for the appraisal has been set out. This is available to view on the Council's website: consult.elmbridge.gov.uk/consult.ti/lpsoc/consultationHome

Please note:

- 1.9 The regulation 18 consultation also includes a review of our detailed day-to-day planning policies which are featured in our 2015 Development Management Plan. This document was adopted before the NPPF and further changes have been made to National Policy in February 2019. It is important to review these policies and this regulation 18 consultation will seek to identify any issues that need to be addressed and this will inform a further assessment of these policies. A sustainability appraisal for these will then follow.

Undertaking the Sustainability Appraisal

- 2.1 It is important that the SA process is focused on where it can make a positive difference and add value to the decision-making process (which at this stage is focused on choosing between alternative options).
- 1.2 Guidance on the preparation of Sustainability Appraisal sets out key stages and how these relate and interact with the parallel plan-making processes. The stages are set out under table 1, which is taken from the guidance document “Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks” (2005).

Table 1: Stages in Sustainability Appraisal

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
A1: Identifying other relevant policies, plans and programmes, and environmental objectives
A2: Collecting information on environmental, social and economic conditions in the Borough
A3: Identifying environmental issues and problems
A4: Developing the framework for sustainability appraisal
A5: Consulting on the scope of the sustainability appraisal
Stage B: Developing and refining alternatives and assessing effects
B1: Testing the plan objectives against sustainability objectives
B2: Developing the alternative options
B3: Predicting the effects of the draft plan
B4: Evaluating the effects of the draft plan
B5: Considering ways of mitigating adverse effects and maximising beneficial effects
B6: Proposing measures to monitor the significant environmental effects of plan implementation
Stage C: Preparing the Sustainability Appraisal Report
C1: Preparing the Sustainability Appraisal Report
Stage D: Consulting on the draft plan and Sustainability Appraisal Report and examination of the final plan
D1: Public participation
D2i: Assessing significant changes prior to the final plan
D2ii: Sustainability Appraisal Report to support submission of the final plan
D3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the Plan
E1: Finalising aims and methods for monitoring
E2: Responding to adverse effects

Developing the scope and methodology

- 2.3 During 2016/17 the Borough Council produced and consulted upon a Scoping Report for the Sustainability Appraisal for the new Local Plan. The Scoping Report relates to stage A and some of stage B of the SA process (as set out in Table 1) and provides a framework for the appraisal of the issues and options. This document takes up the appraisal process from stage B onwards. It will be used to inform the development of the preferred approach.

Overview and summary of the options and the appraisal

The Sustainability Assessment for the 5 options is set out in Appendix 2 of this document.

- 1.4 Each of the potential five options has been appraised against the 16 sustainability objectives derived from the Scoping Report, assisted by the use of decision aiding questions and indicators which is set out at Appendix 1. The mechanism for scoring is set out in Table 2.

Table 2: Sustainability Appraisal Scoring Mechanism

Score	Description	Symbol
Significant positive impact	Significant positive contribution towards sustainability	
Minor positive impact	Minor positive contribution towards sustainability	
Neutral	The option contributes neither positively nor negatively towards the SA Objective	
Minor negative impact	Minor negative contribution towards sustainability	
Significant negative impact	Significant negative contribution towards sustainability	
Uncertain	It is unclear whether there is the potential for a negative or positive effect on the SA Objective	

- 2.5 Assessments are considered in terms of their overall short, medium- and long-term effects and commentary is provided should any additional issues or mitigation measures be identified.

- 2.6 The scoring of each option has been assessed based on both the number of positive and negative effects and also the significance of the effect. To comply with the Strategic Environmental Assessment (SEA) regulation, it is necessary to identify any likely significant cumulative effects of the plan. A detailed cumulative effects assessment will be carried out at the draft plan stage and reported as part of the formal SA Report.
- 2.7 In determining potential spatial options, consideration has been given to land supply, the balancing of employment needs and housing targets, as well as potential environmental constraints and the implications for the Green Belt.

Option 1 would deliver all the new homes needed in our borough over the next 15 years by:

- **Significantly increasing densities on all sites across the urban area; and**
- **Identifying open spaces, such as allotments and playing fields for redevelopment and relocating these uses within the existing Green Belt.**

Option 2 would not meet need in full but would deliver new homes over the next 15 years by:

- **Optimising densities and ensuring effective use of land across the urban area and that new homes are of the right type to meet local needs;**
- **Create areas for new homes by removing land from the Green Belt where;**
- **It is weakly performing the purpose(s) of Green Belt policy;**
- **It is in a sustainable location for new homes;**
- **It is not, or only partially, affected by absolute constraints which prevent development coming forward; and**
- **Using the Duty to Co-operate to see if other authorities can meet some of our need.**

Option 3 would deliver all the new homes needed in our borough over the next 15 years and would be able to help other boroughs and districts meet their housing need by:

- **Optimising densities and ensuring effective use of land across the urban area and that new homes are of the right type to meet local needs.**
- **Creating areas for new homes by removing land from the Green Belt where:**
 - **It is weakly performing, or it is not essential for the Green Belt policy to work properly,**
 - **It is being put forward for development by the landowner regardless of strength or importance; and**
 - **It is not, or only partially, affected by absolute constraints which prevent development coming forward.**

Option 4 would not meet need but would deliver new homes over the next 15 years by:

- **Optimising densities and ensuring effective use of land across the urban area and that new homes are of the right type to meet local needs.**
- **Using the Duty to Co-operate to see if other authorities can meet some of our need.**

Option 5 would deliver all the new homes needed in our borough over the next 15 years by;

- **Optimising densities and ensuring effective use of land across the urban area and that new homes are of the right type to meet local needs.**
- **Creating areas for new homes by removing smaller sub-divided parcels of land from the Green Belt where:**
 - **It is weakly performing, or it is not essential for the Green Belt policy to work properly; and**
 - **It is not, or only partially, affected by absolute constraints which prevent development coming forward**

Conclusions

- 3.1 It is important that the SA process is focused on where it can make a positive difference and add value to the decision-making process (which at this stage is focused on choosing between alternative options).
- 3.2 The Sustainability Appraisal provides an understanding of the possible positive and negative impacts of each option in terms of its social, economic and environmental effects throughout the plan period.
- 3.3 To comply with the SEA regulations it is necessary to identify any likely significant cumulative effects of the plan. A detailed cumulative effects assessment will be carried out at the draft plan stage and reported as part of the formal SA Report.
- 3.4 The main difficulty encountered in the assessment was the lack of detail apparent in the potential approaches (please note that at this stage in the planning process it is entirely expected that the approaches do not contain such detail) which leads to a broad-brush assessment of this element of the strategic options assessment. This was dealt with by focusing the assessment on providing a general indication of the relative performance of the potential approaches.
- 3.5 Although Strategic Option 1 has positive impacts in terms of making best use of previously developed land, reducing land contamination and supporting sustainable economic growth, it has a number of major and minor negative impacts in relation to the environment. This is particularly applicable when considering its impacts on historic and cultural assets, flooding and pollution.
- 3.6 Option 3 has the most significant negative impacts of all the options presented and this is largely due to the impact of distributing development widely across the Borough. Although Option 2 does have a number of minor negative impacts in terms of the environment, it does have positive social and economic impacts which meant that this option was considered the most sustainable for the Strategic Options consultation undertaken in 2016/17.
- 3.7 Option 4 has a significant positive impact on protecting and enhancing the landscape character of the Borough and has other minor positive impacts on the environment in terms of reducing the need to travel, making best use of previously developed land, reducing land contamination and conserving biodiversity. However, it does have a significant negative impact on flood risk and minor negative impacts on reducing greenhouse gases, using natural resources, improving water quality and adapting to climate change.
- 3.8 Option 5 scores significant positive impacts in terms of meeting the local housing need in full, which in turn facilitates the improved health and well-being of the whole population. It scores minor positive results across six

environmental objectives and all economic objectives. However, it receives significant negative impacts in terms of energy use and scores minor negative results for the use of natural resources, reducing flood risk, air quality/pollution and conserving biodiversity.

- 3.9 Some evidence base work has been completed such as an Infrastructure Delivery Plan 2018, which provides information on whether infrastructure providers can continue to provide the infrastructure required with the population increase expected by the Local Housing Need figure. Other evidence base documents are still being written such as transport and air quality. As a result, the assessment has generally been written with a broad-brush approach considering the information that is available.
- 3.10 Many of the negative issues identified can be mitigated but this assessment does not highlight the actual mitigation measures required. This will form part of the Regulation 19 assessment when the preferred approach has been identified.

Table 3: Summary of the Sustainability Appraisal for Options 1-5 scored against the SA objectives.

	SA Objectives															
	Social		Environmental			Economic		Environmental								
	O1	O2	O3	O4	O5	O6	O7	O8	O9	O10	O11	O12	O13	O14	O15	O16
1	-	0	--	0	+	+	--	--	-	-	--	?	+	--	-	-
2	-	+	+	+	+	+	?	-	-	+	-	?	?	-	+	+
3	++	+	-	--	+	+	?	--	--	+	-	?	--	--	--	--
4	-	?	0	+	+	+	-	-	-	-	--	?	+	-	++	+
5	++	++	+	+	+	+	+	--	-	+	-	?	?	-	+	-

Next Steps

- 3.11 As work progresses to the next stage of plan preparation, developing the preferred approach and accompanying policies, work will be undertaken to ensure any negative impacts identified for the preferred option in the above assessment can be adequately mitigated. This will ensure that the new Local Plan for the Borough is socially, economically and environmentally sustainable.

Appendix 1: Sustainability Framework

Objective	NPPF theme	Decision aiding questions
1	<p>To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.</p>	<p>Social – the objective accords with the NPPF theme by providing the supply of housing required to meet the needs of present and future generations.</p> <p>Economic – the construction industry plays a significant economic and employment role within the area, therefore the objective will contribute to building a strong economy. High quality residential areas also create attractive areas for businesses to locate to.</p>
2	<p>To facilitate the improved health and wellbeing of the whole population.</p>	<p>Social – the objective will assist in supporting strong, vibrant, inclusive, safe and healthy communities.</p>

Objective		NPPF theme	Decision aiding questions
			<ul style="list-style-type: none"> • Will the option help address the issues of deprivation and poverty?
3	To conserve and enhance, archaeological, historic and cultural assets and their settings.	<p>Economic – the protection of historic and cultural assets will support the tourism economy and create attractive areas for businesses to locate to.</p> <p>Social – within the respective areas the objective will maintain a high quality built environment.</p>	<ul style="list-style-type: none"> • Will the option enhance the historic and cultural assets? • Will the option continue to protect and / or enhance cultural assets? • Will it protect Registered Parks and Gardens? • Will it preserve or enhance the character or appearance of conservation areas and their setting? • Will it conserve important heritage assets, buildings and townscapes? • Will the option improve access to cultural assets? • Will the option promote sensitive re-use of important buildings where appropriate?
4	To reduce the need to travel, encourage sustainable transport options and improve accessibility to all services and facilities.	<p>Economic – an inadequate transport system will have significant detrimental effects on the economy, therefore, this objective will ensure that the required transport infrastructure is provided to assist in the building of a strong, responsive and competitive economy.</p> <p>Social – the objective will help create accessible local services.</p> <p>Environmental – sustainable transport will mitigate climate change and assist with the move to a low carbon economy.</p>	<ul style="list-style-type: none"> • Will the option reduce the need to travel, especially by private motorised vehicles? • Will the option provide charging infrastructure for electric vehicles? • Will the option reduce congestion or minimise unavoidable increases in congestion? • Will the option reduce the need for car ownership? • Will the option help provide walking / cycling / public transport infrastructure, including choice and interchange? • Will the option be accommodated within the existing public transport constraints? • Will the option reduce the need for road freight? • Will the option improve access to the countryside and historic environments?

Objective		NPPF theme	Decision aiding questions
			<ul style="list-style-type: none"> • Will the option improve access to key services (education, employment, recreation, health, community services, cultural assets)? • Will the option increase access to urban green space? • Will the option improve the provision of affordable transport?
5	To make the best use of previously developed land and existing buildings.	<p>Economic – policies enabling the use of previously developed land will ensure that a responsive approach to land use is available.</p> <p>Social – the use of previously developed land for residential development will provide a significant supply of housing to help meet the needs of present and future generations.</p> <p>Environmental – the decision aiding questions for this objective will ensure that PDL will be reused provided that it is not of high environmental value.</p>	<ul style="list-style-type: none"> • Will the option encourage reusing PDL provided it is not of high environmental value? • Will the option encourage the re-use of existing buildings? • Will the option ensure that development is making the best use of land?
6	To support economic growth which is inclusive, innovative and sustainable.	<p>Economic – the objective will contribute to building a strong, responsive, innovative and competitive economy.</p> <p>Social – a strong economy that keeps unemployment levels low</p>	<ul style="list-style-type: none"> • Will the option support sustainable growth and encourage the provision of a range of jobs that are accessible to residents? • Will the option provide for the needs of businesses? • Will the option provide for new or emerging sectors? • Will the option facilitate flexible working practices? • Will the option support the clusters or network of knowledge driven, creative or high technology industries?

Objective		NPPF theme	Decision aiding questions
		<p>will help support strong, vibrant and healthy communities.</p> <p>Environmental – the support of innovative technologies will assist in the move to a low carbon economy.</p>	<ul style="list-style-type: none"> • Will the option increase the likelihood of local jobs being filled by local people? • Will the option promote the viability, vitality and competitiveness of town centres and encourage their commercial renewal? • Will the option facilitate and encourage the building of a skilled local workforce? • Will the option encourage mixed-use development?
7	To provide for employment opportunities to meet the needs of the local economy.	<p>Economic – the objective will contribute to building a strong, responsive and competitive local economy.</p> <p>Social – a local economy will support strong, vibrant and healthy communities.</p> <p>Environmental – promoting the local economy will reduce the need to travel and therefore mitigate against climate change.</p>	<ul style="list-style-type: none"> • Will the option provide for the needs of the economy, especially local business? • Will the option provide employment opportunities beyond the scope of the Borough? • Will the option encourage diversity and quality of employment? • Will the option encourage diversification in the countryside? • Will the option provide for the needs of business across the Borough (such as range of premises, land, infrastructure and services)? • Will the option have a significant detrimental effect on the financial viability of delivery of future employment development?
8	To reduce greenhouse gas emissions and move to a low carbon economy.	<p>Economic – the objective will contribute to building an innovative economy.</p> <p>Social –support long term positive impacts on the overall quality of life for current and future generations.</p> <p>Environmental – the objective will have significant</p>	<ul style="list-style-type: none"> • Will the option reduce emissions? • Will the option reduce the need for energy use? • Will the option support de-centralised energy generation? • Will the option facilitate the generation / use of renewable energy?

Objective		NPPF theme	Decision aiding questions
		environmental benefits as it will mitigate climate change.	
9	To use natural resources prudently.	<p>Environmental – the prudent use of natural resources will greatly assist in the protection of the environment.</p> <p>Social - prudent use of natural resources supports long term positive impacts on the overall quality of life for current and future generations.</p> <p>Economic – the objective will also promote long term positive impacts for businesses in the future as it seeks to protect finite natural resources.</p>	<ul style="list-style-type: none"> • Will the option encourage the use and supply of sustainable local products or services? • Will the option help reduce the environmental impacts of products and services? • Will the option reduce the use of primary resources, or create markets for recycled materials? • Will the option encourage the efficient use of mineral resources? • Will the option positively impact on residents lifestyle choices to encourage their prudent use of natural resources? • Will the option promote reuse and recycling of materials? • Will the option allow the efficient storage and collection of waste and allows for this to be managed close to where it arises? • Will the option minimise the production of waste?
10	To adapt to the changing climate.	<p>Economic – the provision of adequate climate change resilient infrastructure will help to protect and future proof businesses within the area.</p> <p>Social – adapting to climate change will help to maintain a healthy community.</p> <p>Environmental – protection of the environment plays a key role</p>	<ul style="list-style-type: none"> • Will the option help in protecting the community from the increased extremes of weather, which are projected to occur more often with climate change (heat waves, drought and flooding)? • Will the option reduce the opportunity to adapt in the future?

Objective		NPPF theme	Decision aiding questions
		in the area adapting to climate change.	
11	To reduce flood risk.	<p>Economic – the objective will promote the provision of flood defence infrastructure and help to make local businesses more resilient to flood events.</p> <p>Social – flooding can have a significant impact on the health and well-being of a community.</p> <p>Environmental – flood resilience will ensure that communities are able to adapt to climate change.</p>	<ul style="list-style-type: none"> • Will the option reduce the risk of flooding from all sources to existing and future development? • Will the option steer development away from areas at risk of flooding? • Will the option reduce the risk of flooding elsewhere? • Will the option help to reduce the rate of run-off? • Will the option encourage Sustainable Urban Drainage Schemes? • Will the option ensure that increased flooding extremes can be withstood? • Will the option ensure that residual risks are safely managed?
12	To improve the water quality of rivers and groundwater, and maintain an adequate supply of water.	<p>Social – improvements in water resources and supply e.g. drinking water provision.</p> <p>Environmental – the objective will help to improve biodiversity, use natural resources prudently and minimise pollution.</p>	<ul style="list-style-type: none"> • Will the option improve quality and maintain an adequate supply of water? • Will the option reduce pollution of groundwater, watercourses and rivers from run-off / point-sources? • Will the amount of nitrates / phosphates entering the water environment be reduced? • Will the option provide adequate utilities infrastructure to service development to avoid unacceptable impacts on the environment? • Will the option safeguard water resources to maintain an adequate level of river and ground water? • Will the option reduce the demand for water? • Will the option encourage water to be stored for re-use?

Objective		NPPF theme	Decision aiding questions
13	To reduce land contamination and safeguard soil quality and quantity.	<p>Economic – protection of high quality agricultural land will help to protect the rural economy.</p> <p>Environmental – the objective will contribute to the protection and enhancement of the natural environment.</p>	<ul style="list-style-type: none"> • Will the option reduce the risk of land contamination and protect good quality soil? • Will the option reduce the risk of creating further contamination? • Will the option help to remediate contaminated sites and where possible carry this out on-site? • Will the option prevent soil erosion? • Will the option minimise the loss of good quality agricultural land?
14	To ensure air quality continues to improve and noise and light pollution are reduced.	<p>Social – improvements in air, noise and light pollution will support healthy communities.</p> <p>Environmental – the objective will help to protect the natural environment, improve biodiversity and mitigate against climate change.</p>	<ul style="list-style-type: none"> • Will the option reduce air, noise and light pollution? • Will the option help improve air quality? • Will the option support specific actions in designated AQMAs? • Will the option reduce pollution from traffic? • Will the option encourage the creation of tranquil areas? • Will the option ensure that people are not exposed to greater levels of noise? • Will the option help reduce light pollution?
15	To protect and enhance landscape character.	<p>Social – the enhancement of the natural environment will support the community's health and social well-being.</p> <p>Environmental – the objective contribute to the protection and enhancement of our natural environment.</p> <p>Economic – character of the natural environment is a consideration within 'smart</p>	<ul style="list-style-type: none"> • Will the option protect and enhance the landscape character areas within the Authority area? • Will the option protect and enhance the Authority's urban green space? • Will the option protect strategic views and landmarks? • Will the option protect and enhance landscape character? • Will the option protect the urban fringe? • Will the option protect the open countryside?

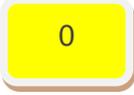
Objective		NPPF theme	Decision aiding questions
		growth' as they are attractive areas to locate to.	
16	To conserve and enhance biodiversity.	<p>Social – the enhancement of biodiversity will support the community’s health and social well-being.</p> <p>Environmental – the objective will help to conserve and improve biodiversity.</p>	<ul style="list-style-type: none"> • Will the option prevent fragmentation, increase connectivity and create more habitats? • Will the option secure enhancement in biodiversity in all new development? • Will the option continue to protect formally designated areas of nature conservation? • Will the option take account of the effects of climate change on biodiversity? • Will the option adequately defend and enhance protected species? • Will the option protect SSSI, SNCI and other designated biodiversity areas (e.g. SPA)?

Appendix 2: Sustainability Appraisal of the 5 options

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
<p>1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.</p>	<p>Although Option 1 would significantly boost the supply of housing by meeting the housing need in full and consequently reducing homelessness by increasing the number of dwellings in the Borough, it does have a number of issues in terms of provision. It is restricted in terms of the type and size that could be delivered due to the constraints of building at very high density solely in the urban area. This also applies to delivering affordable housing due to the higher costs of high-density development and a lack of spaces to develop larger affordable homes. Although there is some scope for a mix of provision on land that has been relocated to the Green Belt (e.g. current parks, allotments etc.), these would also have to be at high density and it may be difficult to provide self-build / custom build housing plots and Gypsies and Travellers and Travelling Showpeople accommodation. The option could also have a negative impact upon the financial viability of housing delivery due to the limited number and size of sites available in the urban area and the higher costs of developing brownfield sites as opposed to Greenfield sites. In addition to this, building very tall structures to accommodate the required levels of housing would have significantly higher development costs, which could reduce supply.</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>Option 2 cannot deliver the housing need in full because it is restricted to delivering housing at optimised densities in the urban area and only 3 weakly performing Green Belt areas and therefore it scores a minor negative result. However, it does have some minor positives in terms of the enabling people to live in a home suitable to their needs and which they can afford due to the wider variety of property types that could be provided under this option.</p> <p>Utilising some Green Belt land will allow a greater mix of housing to be delivered on larger sites than can be achieved solely in the urban area. Greenfield sites are less constrained which can make it easier to achieve affordable housing. This could also facilitate the delivery of a wider mix of affordable dwellings.</p> <p>This option may struggle to supply self and custom-building plots and accommodation for Gypsies and Travellers and Travelling Showpeople due to its limited land availability. This option would help to reduce homelessness, again through the provision (albeit at a lower level) of additional dwellings and as part of the proposals extra-care or enhanced sheltered accommodation could also be provided.</p> <p>This option would not have a significant detrimental effect upon financial viability of delivering future housing due to the mix of urban and released Green Belt sites.</p>					

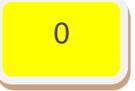
SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>Option 3 has a significant positive impact because it would meet the Borough's housing need in full and the unmet need of other Local Authorities, providing housing to meet identified needs including the required mix, affordable, self-build and custom housing as well as accommodation for Gypsies and Travellers and Travelling Showpeople. This again would reduce homelessness and could provide an element of extra-care or enhanced sheltered accommodation as part of the proposals and would not have any significant detrimental effect on the financial viability of delivering future housing.</p> <p>Option 4 has a minor negative impact because although it seeks to boost housing delivery by optimising densities in the urban area it only aims to delivers 5000 units and does not meet the Local Housing Need. It will not significantly boost the supply of housing and being focussed in the urban area may struggle to provide 2- and 3-bedroom family houses as flatted developments could dominate. This option will provide affordable housing, but brownfield land has constraints that may affect the delivery of affordable housing. Due to lack of larger urban sites, it is unlikely that this option will allow for the increased supply of self-build and custom housing plots. Focussing all development in the urban area will also prove challenging when considering accommodation for Travellers. The option could also have a negative impact upon the financial viability of housing delivery</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>due to the limited number and size of sites available in the urban area.</p> <p>Option 5 has a significant positive impact because it meets the Local Housing Need in full delivering some 10,000 homes, which will reduce homelessness. This option will significantly boost the supply of housing and will promote improvements in the availability and quality of housing stock. There would also be more land available than only urban sites and so smaller family housing could be built which would help meet identified need and provide greater affordable housing types. This option also includes optimising densities in the urban area which provides different types and mixes of housing. In addition to this, the Green Belt parcels could also increase the supply of self-build, custom housing plots and provide a more suitable site to meet Traveller accommodation needs. It would allow for an increase in extra-care or enhanced sheltered accommodation due to the land available for this option.</p>					
<p>2. To facilitate the improved health and wellbeing of the whole population.</p>	<p>Option 1 has both minor positive and minor negative impacts and hence results in a neutral score. On the positive side, it would help improve the health of the community by providing the additional development (including mixed-use) in accessible locations due to the development taking place within the existing urban area. This will encourage healthier lifestyles by making it easier to walk / cycle to facilities and services and cut down on the need to travel by car.</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>This will make services more accessible, reducing social exclusion and poverty through reduced travel times and costs. Providing more housing would also reduce overcrowding and concealed overcrowding which would improve the health of people living in crowded spaces. However, the option also has negative impacts. Developing urban green spaces and relocating these on the Green Belt could reduce access to urban green space and consequently impact on the communities' health and well-being. The high-density living could also increase the potential for crime and anti-social behaviour. This closeness and lack of space could also result in stress and / or anxiety for some people. It could also have an impact on community cohesion as it can increase isolation particularly for elderly members of society. High density living could therefore reduce people's quality of life quite significantly.</p> <p>Option 2 has a minor positive impact as this option will help improve the health of the community through the additional provision of housing and services in weakly performing areas of Green Belt and at optimised densities in the urban area. Due to the proximity of these weakly performing Green Belt areas to the existing settlements, access to services would still be relatively easy for any new businesses and / or residents, and this could help encourage healthier lifestyles by reduced travelling, or travel being undertaken by walking or cycling. Access to green space could be improved through the provision</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>of new green spaces in the 3 Green Belt sites, and the retention of existing urban green spaces would allow a greater number of people to make use of the existing ones. The option in of itself would not have an impact upon incidences and fear of crime, but could help reduce social exclusion, deprivation and poverty through additional provision of dwellings and services close to existing areas / services, creating and enhancing new and existing communities.</p> <p>Option 3 will help improve the health of the community through the additional provision of housing and services and therefore scores a minor positive impact. Access to urban green space could be improved through the provision of new areas within the developed Green Belt locations and the retention of existing urban green spaces. The option in of itself would not have an impact upon the incidence and fear of crime, but could help reduce social exclusion, deprivation and poverty through additional provision of dwellings and services. The reason the option does not have a significant positive impact is because by spreading development out across the Green Belt would increase need to travel especially by private car. This may discourage healthier lifestyles and make it harder for some sections of the community to access certain services which could result in exclusion if development was in relatively isolated areas.</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>Option 4 is uncertain as there is no overriding negative or positive impact in terms of health and well-being. In terms of negatives, it does not meet the local housing need in full which may affect those people in concealed households and the Borough's homeless. This option does not include land swapping allotments and urban green spaces, so these key provisions would still be available, however focusing solely on the urban area for housing development may prevent the creation of new greenspaces and health facilities due to lack of land available for development. Access to existing health facilities would be unchanged. The option promotes innovative and good design so there is no reason why this option would cause social exclusion or fear of crime especially if designed to combat those elements.</p> <p>Option 5 has a significant positive result as it will help to improve the health of the community. It will help to improve access to health provision as development would be in the most sustainable locations and public transport will be provided to new communities. There is greater scope for proving green infrastructure networks within the Green Belt parcels increasing more sustainable methods of travel such as walking and cycling into towns and public transport links. New accessible green spaces could also be provided in the small Green Belt sites. As the option includes optimising densities in the urban area, older people could stay independent and have access to shops,</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	services and public transport. This will also help reduce social exclusion and the fear of crime.					
3. To conserve and enhance, archaeological, historic and cultural assets and their settings.	<p>Option 1 has a significant negative impact as it would not conserve or enhance cultural and heritage assets because of the high density of development that would be required to meet the Council’s housing need. Much of the Borough’s historic environment including listed buildings and conservation areas are in the town and village centres, where the new higher density development would be focussed. This could result in a much-changed urban form which would include many tall tower blocks which would impact not only their immediate area, but also on the setting of Conservation Areas, Historic Parks and Gardens, individual heritage assets (e.g. Listed Buildings) and townscapes. The option could increase access to some cultural assets (e.g. those within or close to the urban areas) as more people would be able to reach them easily. In addition, important buildings could be sensitively re-used as appropriate however the impact of a lot of high-density development surrounding them could seriously impact on the setting of heritage assets. There is scope for new development to be well designed to enhance the historic environment but this is likely to be challenging due to the amount of development needed in these historic areas.</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>Option 2 has a minor positive impact as it would protect and enable the enhancement of cultural and historic assets by optimising densities in the urban area and through limited use of Green Belt land. The lower level of development in the Green Belt would not (or limit) the impact upon Historic Parks and Gardens, Conservation Areas and other historic assets outside of the urban area. There would be improved access to these assets due to there being a greater number of people in relatively close proximity to them, and again it would be possible to reuse (in an appropriate way) historic buildings.</p> <p>Option 3 has a minor negative impact as this option has the potential to harm cultural and historic assets as development in large areas of the Green Belt could impact the setting and views to and from Historic Parks and Gardens, Conservation Areas and (what are currently) relatively isolated heritage assets. There could be some positives for improving access to the assets as people may be close to them, however they may need to travel further to others due to the relatively dispersed nature of development.</p> <p>Option 4 has a neutral impact because it does not have a significant positive or negative impact on the objective. Despite its urban focus, where the majority of the Borough's historic environment is located, there is no reason why this scale of development could not enhance the historic environment. Unlike option 1, option 4 is optimising and not maximising housing</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>development and so it will not the same negative impact. With the right design, development could enhance the historic environment. It would allow people greater access to the historic environment and would not impact on the Borough's registered parks and gardens that are located outside the urban area.</p> <p>Option 5 has a minor positive impact as it would protect and enable the enhancement of cultural and historic assets by optimising densities in the urban area and through small scale use of Green Belt land. The lower level of development in the Green Belt would not (or limit) the impact upon Historic Parks and Gardens, Conservation Areas and other historic assets outside of the urban area. There would be improved access to these assets due to there being a greater number of people in relatively close proximity to them, and again it would be possible to reuse (in an appropriate way) important historic buildings in the urban area.</p>					
<p>4. To reduce the need to travel, encourage sustainable transport options and improve accessibility to all services and facilities.</p>	<p>Option 1 scores neutral because it has both positive and negative impacts that outweigh one another. In terms of positive impacts, it would reduce the need to travel and encourage sustainable, affordable transport options by increasing the density in the urban area. It would also allow greater provision and improved infrastructure in addition to making services easily accessible. It would also reduce the need for car ownership. However, the option has a number of negative impacts as the increase in households and</p>	<p>0</p>	<p>+</p>	<p>-</p>	<p>+</p>	<p>+</p>

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>businesses in this area would put pressure on existing and future transport provision, contribute to congestion and increase the need for road freight. There would also be reduced access to green spaces in the urban areas as they would be required to be developed at high density, and there would be no improvement in the access to the countryside and historic environments.</p> <p>Option 2 would not reduce the need to travel, congestion levels, road freight or car ownership. There would also be no noticeable impact in terms of improving access to the countryside or the historic environment. However, it does have some minor positives as it could result in improvements in walking / cycling / public transport infrastructure and may not require major adjustments to current public transport capacities to meet increased demand. There also could be an improvement in access to (retained) urban green spaces and services through the concentration of development within the urban area and small-scale developments in the 3 weakly performing Green Belt areas.</p> <p>Option 3 has a significant negative impact as it would have several harmful effects in terms of transport. Not only would it increase the need to travel due to the greater potential for of the dispersal of development, there would also be increased levels of congestion, road freight and car ownership. Coupled with this there would also be decreased access to the</p>					

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	<p>countryside due to the loss of large areas of Green Belt and these developments would also require</p> <p>major extensions to the public transport network to service the new layout, making services more distant from people. This would probably make the provision of affordable public transport more challenging. The only positive aspect is that communities living in the urban area would have access to existing urban green spaces and new communities would have access to new green spaces provided as part of the development scheme.</p> <p>As Option 4 is about focussing all new development in the urban area, this option should reduce the need to travel especially by private motorised vehicles as the shops, services and transport links are all located in the urban area. In addition to this, the option will result in policy change to parking provision and less parking space will be available which should put pressure on people to seek alternative transport modes and reduce car ownership.</p> <p>Option 5 scores a positive result because the sustainability of the Green Belt sites will be carefully assessed and only be the most sustainable locations will be developed. Public transport provision will be provided to help encourage more sustainable methods of travel and there is greater scope here to provide green infrastructure networks and cycle lanes to help connect these areas to key services and</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	transport hubs in the urban area. This option also includes optimising urban sites which again will reduce the need for travel due to their accessible location and the limiting of car parking will help to encourage more sustainable methods of travel.					
5. To make the best use of previously developed land and existing buildings.	<p>As Option 1 will significantly increase densities in the urban area and Option 2, 3, 4 and 5 ensure effective use of land by optimising densities in the urban area, all options would promote the use of previously developed land (PDL) and the re-use of existing buildings in some form. Option 1 does include developing green spaces such as allotments and therefore does not score a significant positive impact.</p> <p>In contrast with this, Option 2 will be using 3 weaker areas of Green Belt, Option 5 will be using weaker and small sites in the Green Belt and Option 3 would be allocating sites across the Green Belt that developers have promoted and therefore are not solely making the best use PDL and existing buildings and so again cannot have a significant positive impact. Although these options differ in scale in terms of greenfield development, the fact that they are all optimising densities on sites in the urban area means that they all score minor positive results for this objective.</p>	+	+	+	+	+
6. To support economic growth which is	Option 1 has a minor positive impact as it would encourage the provision of a range of jobs that are accessible to residents as they will be within the	+	+	+	+	+

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
<p>inclusive, innovative and sustainable.</p>	<p>existing urban area. Their location within these areas will also promote the vitality and viability of town centre locations and mixed-use developments as there will be a variety of uses located near each other. However, this option does not have a significant positive impact as the ability to meet the needs of businesses may be limited due to the smaller size of sites available. Due to the size of urban areas, this option may not be able to meet the needs of emerging sectors due to the limited locations that could be developed. This could also hamper the clustering of knowledge driven, creative or high-tech companies.</p> <p>Option 2 also has a minor positive impact as it will be able to support sustainable growth through the utilisation of the 3 weakly performing Green Belt sites and optimising densities within the urban area. There will be greater scope to provide for both new and established businesses due to the larger sites involved, though this is more limited in relation to the options clustering effect due to the location these parcels. There will be the opportunity for mixed use developments in these locations and there will be a boost for town centres as the majority of new development will be within or adjacent to existing settlement boundaries.</p> <p>Option 3 also has a minor positive impact as it will be able to provide growth for businesses, however due to its more spread pattern, may be less sustainable.</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>However, the Borough's business / employment cluster is located close of the M25 and Weybridge Train Station and hence would be accessible and inclusive for a number of employees. The ability to develop in large sections of the Green Belt would enable this option to meet the needs of new and existing businesses and form new (and build on existing) clusters as mentioned above. This option is less likely to support the vitality and viability of town centres due to the spread-out nature of the potential development. This may also result in a more segregated development pattern due to the relatively unconstrained siting of development with fewer mixed uses.</p> <p>Option 4 has a minor positive impact as it would encourage the provision of a range of jobs that are accessible to residents as they will be located within the existing urban area. Their location within these areas will also promote the vitality and viability of town centre locations and mixed-use developments as there will be a variety of uses located in close proximity. However, this option does not have a significant positive impact as the ability to meet the needs of businesses may be limited due to the smaller size of sites available in the urban area. Due to the size of urban sites, this option may not be able to meet the needs of emerging sectors due to the limited locations that could be developed. This would also impact on the clustering of knowledge driven, creative or high-tech companies.</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>As Option 5 includes both weaker and smaller sites in the Green Belt and optimising the density of urban sites, the option has a positive impact for this objective. It will support sustainable growth and encourage a range of jobs that are accessible to residents both in the urban area and those Green Belt sites on the edge of the urban area. The option will support the viability and vitality of town and village centres due to the mix use development and higher footfall from optimising densities. This will provide for the needs of local businesses and allow new emerging sectors to grow. As this option will look at small scale Green Belt release, it could encourage the clustering of knowledge driven, creative or high-tech companies on some sites.</p>					
<p>7. To provide for employment opportunities to meet the needs of the local economy.</p>	<p>Option 1 has a significant negative impact as it is limited in its ability to support both local and larger scale businesses due to the smaller areas within the urban environment that could be developed. This could also have an impact upon the quality and diversity, as well as the future viability of employment development due to limited scope for relocation or expansion this option would provide. There would be limited scope for diversification in the countryside due to the urban focus and there would only be a small range of additional premises, land and services developed through this option.</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>Option 2 may be able to provide some of the needs of local and larger scale businesses due to the wider variety of sites that could be made available which in turn would promote a wider variety of employment opportunities. There could also be some countryside diversification due to the less strict focus on urban areas; though there would be limitations in terms of Borough-wide provision for businesses due to the limited locations of Green Belt release. This could have an impact upon the future viability of employment development as the 3 weakly performing Green Belt areas are not located close or adjacent to the major employment locations within the Borough. Because there is uncertainty with regard to these factors, this option scores an unknown.</p> <p>Option 3 has a greater ability to provide for the local and wider economy as there is the potential to expand into numerous Green Belt areas allowing for a greater amount and variety of employment opportunities. As this option does not focus solely on development in the urban area it is more likely to meet the needs of the more specifically rural (as well as other) areas across the Borough as whole, with a wider availability of land, premises, services and infrastructure having the potential to be developed. However, as the sites and type of development is unknown it is difficult to know whether this could indeed be the case. This option could also lead to more demand for jobs from the amount of houses being proposed which it may not be able to meet as</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>well as the housing. Like option 2, the type, need and scale of economic development is unknown and hence this option scores an unknown.</p> <p>Option 4 has a minor negative impact as it is limited in its ability to support both local and larger scale businesses due to its urban focus and the limited land available for this type of development. This could also have an impact upon the quality and diversity, as well as the future viability of employment development due to limited scope for relocation or expansion this option would provide. There would be limited scope for diversification in the countryside due to the urban focus and there would only be a small range of additional premises, land and services developed through this option.</p> <p>Option 5 has a greater opportunity to provide for the needs of the economy, especially local businesses as it includes optimising urban land and utilising weaker and small sites in the Green Belt. There is greater chance of this option providing diversity and quality of employment as there is more scope to develop both in the urban area and the Green Belt. Therefore, this option scores a minor positive.</p>					
8. To reduce greenhouse gas emissions and move to a low carbon economy.	<p>Options 1, 3 and 5 will deliver the highest amount of housing and hence will consume the most energy. In addition, Option 3 would have a greater level of energy use as it is likely to involve a greater number of larger houses spread out across the Green Belt.</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>Option 1 would also use a greater amount of energy required for the production and use of concrete and steel in the high-rise developments that would take place as part of this option. For these reasons, Options 1, 3 and 5 have a major negative impact.</p> <p>Option 2 although presenting a lesser amount of development taking place on urban and the 3 weaker performing parcels of Green Belt land, it would still use energy and contribute to greenhouse gas emissions.</p> <p>Although Option 1 does reduce the need to travel and hence has greater potential to move toward a low carbon economy, ultimately none of these options will reduce greenhouse gas emissions or energy use. There will be different scales of energy use with Options 1, 3 and 5 presenting the most significant increase. Again, all of the options have the ability to provide decentralised low-carbon development in different ways; from being thermally efficient in the layout and design used in the high-density flatted development in Options 1 and 4, through to the potential for providing larger-scale (e.g. neighbourhood-wide) low carbon renewable energy solutions in Options 2, 3 and 5. These could have longer lasting energy efficient benefits.</p>					
9. To use natural resources prudently.	Option 1 would require large amounts of concrete and steel to build high rise flatted development as well as under croft parking. This would not encourage					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>the use and supply of local products and services and hence the option has a minor negative impact. It does not have a major negative impact as the option would require the use of some primary resources but there could be a greater market for recycled material due to the larger amount of PDL being utilised as well as there being the potential to encourage the efficient use of mineral resources. There could be greater opportunity to reduce the need to travel or to use sustainable forms of transport, as well as there being a lower amount of new infrastructure to be provided. The option would not in of itself minimise the production of waste but would enable the efficient management of it close to where it arises as this would take place close to or within existing areas that already has its waste managed.</p> <p>Option 2 could encourage the use and supply of local products and services which may reduce the environmental impact of them. However, the option would require the use of some primary resources, particularly for the developments in the 3 weakly performing Green Belt areas. There would however, still be the potential to encourage the efficient use of mineral resources. There could be positive impacts on the lifestyle choices of residents; however, as some of the development would take place in areas that are not within the existing urban area this may be comparatively limited due to these being located further away from services. Again, this option will not minimise the waste produced, but could still</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>encourage recycling. The additional waste that does arise would still be able to be managed close to where it arises. It would require further waste infrastructure to be provided to service these new areas and hence overall this option has a minor negative impact.</p> <p>Option 3 could encourage the use and supply of local products and services which may reduce the environmental impact of them. However, the option would require the use of a larger amount of primary resources, particularly for the developments in the Green Belt. Due to the larger areas covered by this option there could be the possibility of sterilising mineral resources if these areas are developed. The option would be unlikely to promote resource efficient lifestyle choices as the spread-out nature of the development that would take place as part of this option would require greater amounts of land and infrastructure to service it. The option would still allow for the recycling of materials to take place but again due to the greater spread of development, waste would be less likely to be managed close to where it arose, and it would not minimise the creation of waste in the first instance.</p> <p>Unlike Option 1, Option 4 does not involve the use of high-rise buildings to maximise housing delivery. Therefore, this option has a lesser impact on this object. However, it still scores a minor negative result, as it would be difficult to minimise the production of</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>waste when increasing housing development. It is also difficult to say whether this option would reduce the environmental impacts of products and services.</p> <p>Although Option 5 would require the use of a larger amount of primary resources, particularly for the developments in the Green Belt sites, it would not be to the same scale at Option 3 and hence would score a minor negative impact. The option could encourage the use and supply of sustainable local products and services but ultimately meeting the LHN within the urban area and small-scale Green Belt sites will increase the production of waste and prove a challenge to use natural resources prudently.</p>					
10. To adapt to the changing climate.	<p>Options 2, 3 and 5 have the ability to adapt to climate change, now and in the future, as well as having the potential to assist in protecting the residents from increased extremes of weather due to climate change depending on their design and layout. This is because the sites involved would be large enough to provide adaption schemes. They could incorporate large scale renewable energy schemes which could mitigate potential environmental impacts.</p> <p>Options 1 and 4 has a minor negative impact as the size of the sites means that there is less opportunity to provide schemes to adapt to the changing climate. Building at high density with concrete and steel could also create a 'heat island effect'. However, the option does not have a significant minor effect because it</p>	-	+	+	-	+

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	could still deliver schemes that could adapt to climate change such as green roofs, solar panels and on-site combined heat and power, but these would be of a much smaller scale.					
11. To reduce flood risk.	<p>Option 1 and 4 would not reduce the risk of flooding or run-off on site and at other locations and would be more limited in terms of choice of locations where development could be located, which would result in more development taking place in flood prone locations. This would also reduce the ability to manage residual risks as the available locations may be within ‘flood islands’. This option could incorporate some small-scale SuDs such as permeable pavements and green roofs, but this will be subject to viability and space allowances.</p> <p>Option 2 and 5 provide greater flexibility when selecting sites which could assist in managing residual risks. However, these options would use a larger amount of land, some of which may currently act as a soak-aways and could affect flood risk and run-off rates on site and elsewhere. These options could however incorporate SuDS into its design which could mean it is better able to resist greater flooding extremes.</p> <p>Option 3 provides greater flexibility when selecting sites which could assist in managing residual risks. However, the option would use a larger amount of land, some of which may currently act as a soak-</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>aways and could affect flood risk and run-off rates on site and elsewhere. The option could however incorporate SuDS into its design which could mean it is better able to resist greater flooding extremes.</p>					
<p>12. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water.</p>	<p>Option 1, 3 and 5 will require the largest amount of water to be provided, including associated infrastructure, as all these options will deliver the housing need in full. However, Option 3 may have a greater impact due to the dispersed nature of the development being located across the Borough and the larger houses consuming larger quantities of water. Option 1 and 4 could also put greater pressure of existing infrastructure.</p> <p>As the 5 options are delivering housing, none of the options will reduce the demand for water although Option 4 may be to a lesser degree. This water use could have a negative effect upon the supply and affect the amount of river and ground water available which could have unacceptable impacts on the environment. The impacts of these options are unknown</p> <p>Options 2, 3 and 5 are more likely to provide facilities to enable the storage of water for re-use as there is more land to provide these facilities. There may be some impacts upon water pollution but this is not distinguishable between each of the options.</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
<p>13. To reduce land contamination and safeguard soil quality and quantity.</p>	<p>Options 1 and 4 would have a minor positive impact protecting soil and good quality agricultural land due to the concentration of development within the existing built up area. Due to this concentration it would be most likely to remediate contaminated areas which are more likely to exist on PDL sites and not result in further contamination or soil erosion.</p> <p>Options 2 and 5 have the ability to remediate sites within the urban area and not create new areas of contamination, but may use some good quality soil, depending on that found in the 3 weakly performing and small Green Belt areas that would be developed. Some additional soil erosion may occur when developing these sites but without knowing which urban sites would off-set the Green Belt development, its impact is unknown.</p> <p>Option 3 is the most likely to use large amounts of good quality soil due to the greater utilisation of Green Belt land. This may also reduce the number of urban sites remediated due to development being more viable on non-contaminated greenfield areas. There could also be new areas of contamination created, depending on the nature of the developments that take place. Again, due to the larger scale of development across the Borough, there is also the risk of increased soil erosion. For these reasons this option has a significant negative impact.</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
<p>14. To ensure air quality continues to improve and noise and light pollution are reduced.</p>	<p>Without mitigation, Option 1 has a significant negative impact as it is unlikely to reduce air, noise or light pollution, particularly in the existing AQMAs due to the higher level of development within the existing urban areas. These levels of pollution would most likely increase rather than decrease. There is also likely to be an increase in traffic (despite the urban focus of development) due to the sheer volume of additional people living and working in the area. The tranquil areas within the existing built up areas would also be lost as these would be required to be developed to meet the needs of the Borough.</p> <p>Option 2 has a minor negative impact as it would still increase air, noise and light pollution due to additional development (including in or close to the AQMAs), the higher quality tranquil areas could still be maintained, and new ones developed in the 3 weakly performing Green Belt areas. Although there would still be more traffic, noise and light pollution, this would not be as severe as the impacts from options 1, 3 and 5 due to the lower levels of development.</p> <p>Option 3 would have a significant negative impact as it would spread the impacts of increased noise, air and light pollution across the Borough and result in a lower number of tranquil areas due to the higher level of Green Belt land being developed. This would expose more people to light and noise pollution as well as increasing pollution in the AQMAs due to</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>increased level of traffic due to unsustainable travel patterns from a dispersed settlement layout.</p> <p>Although both urban focussed, Option 4 is not meeting LHN in full resulting in less development. However, it still scores a minor negative result as it is difficult to see how this option could reduce air, light and noise pollution. Any increase in development will have an impact on noise and light pollution as inhabitants will always cause this by their very existence. Air quality maybe reduced if residents use more sustainable methods of transport, but this is difficult to guarantee.</p> <p>Option 5 will also cause air, noise and light pollution rather than reduce it and scores a minor negative result. It may have scope to create tranquil areas but again it is difficult to ensure people are not exposed to greater levels of noise, light and air pollution when the increase of people and residential properties will inevitably cause that.</p>					
15. To protect and enhance landscape character.	<p>Option 1 would protect the landscape character of the area by keeping development within the urban area which would also protect the open countryside and the urban fringe. There would however be impacts on urban green space as this would have to be developed to meet needs. Additionally, strategic views and landmarks would be affected by a vastly altered skyline of high-rise development in certain</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>locations. This results in the option having a minor negative impact.</p> <p>Option 2 has a minor positive impact as it would protect the landscape of the Borough by only utilising the 3 weakly performing Green Belt areas which are adjacent to existing settlements. This lower level of development and mix of urban and Green Belt land used would protect the higher quality urban green spaces. There would be relatively minor impacts upon the urban fringe, open countryside and important views and landmarks, again due to the lower level and lower density of development.</p> <p>Option 3 has a significant negative impact as the option would result in a large amount of Green Belt land being lost and would change the landscape character and open countryside by making it more urban. There would be major extensions to the urban fringe and a loss of large areas of the open countryside which would have negative impacts upon landmarks and strategic views. The existing higher quality urban green areas may be retained as there would be a greater focus on developments outside the existing settlement boundaries.</p> <p>Option 4 scores a significant positive result as development will be focussed in the urban area with densities being optimised rather than the promotion of high-rise developments to meet LHN for Option 1. Option 4 would protect the landscape character of the</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>area by keeping development within the urban area which would also protect the open countryside and the urban fringe. This option would also protect and enhance existing urban greenspace and strategic views and landmarks.</p> <p>As Option 5 includes weakly performing and small sites in the Green Belt, there could be some impact on the Borough's landscape character. However, this option will only utilise those weakly performing and small site Green Belt areas which are close to existing settlements. This lower level of development and mix of urban and Green Belt land used would protect the higher quality urban green spaces. There would be relatively minor impacts upon the urban fringe, open countryside and important views and landmarks, again due to the lower level and lower density of development. Therefore, this option scores a minor positive result.</p>					
16. To conserve and enhance biodiversity.	<p>Option 1 has a minor negative impact as it would increase the fragmentation of urban habitats by destroying or relocating them to areas within the Green Belt. It could secure biodiversity improvements and upgrades in the Green Belt but this would not outweigh the absolute loss and damage to 'urban habitats'. The option would protect formally designated areas and their associated protected species including SSSI, SNCI and the Thames Basin Heaths SPA. It could also take account of the impact of climate change on biodiversity; through exactly</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>how this would be done via this form of development strategy is unclear.</p> <p>Option 2 has a minor positive impact as it would not increase the fragmentation of habitats in urban areas as it will not develop urban green spaces; however there could be some loss of habitats due to the utilisation of some areas of Green Belt land. Having said that, it could also provide new habitats in the Green Belt that was previously lower quality / scrub land. The option would protect formally designated areas and their associated protected species including SSSI, SNCI and the Thames Basin Heaths SPA. It could also take account of the impact of climate change on biodiversity; through exactly how this would be done via this form of development strategy is unclear. There is also a greater potential to secure enhancements in biodiversity in all developments due to the greater mix of sites available.</p> <p>Option 3 would have major negative impacts upon biodiversity due to the large areas of Green Belt utilised, greatly increasing fragmentation and habitat loss. The option would, however protect formally designated areas and their associated protected species including SSSI, SNCI and the Thames Basin Heaths SPA as this is a legal requirement.</p>					

SA objective	Discussion of significant effects	Option 1	Option 2	Option 3	Option 4	Option 5
	<p>In contrast, Option 4 scores a minor positive result as all development will be focussed in the urban area with no relocating of urban green spaces. Although this will protect existing habitats, it is unlikely to secure enhancement in biodiversity in all new development. This could however, be achieved on a smaller scale with green roofs etc. This option will protect the Borough's SSSIs, SNCIs and SPAs and will defend protected species.</p> <p>Option 5 scores a minor negative result as there is likely to be some disturbance to existing habitats when developing weakly performing and small sites in the Green Belt. However, this option does not score a significant negative impact as the option could increase connectivity and create more habitats and secure enhancement in biodiversity in all new development. It will protect the Borough's designated biodiversity areas as no development will be permitted on the SPA or SSSI.</p>					