
Shaping Elmbridge A New Local Plan



Non-technical Summary

Sustainability appraisal for the draft local plan

June 2022



Elmbridge

Borough Council

... bridging the communities ...

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Non-technical Summary

1.1 This is the non-technical summary for the Elmbridge Borough Council draft Local Plan SA report. The summary starts with an overview of the draft Local Plan content and the sustainability appraisals undertaken to date. It then goes on to summarise the findings for every task in the sustainability appraisal process. The detailed technical work is included in the main SA document and appendices.

The Elmbridge Local Plan

1.2 The Elmbridge Local Plan sets out how the communities and places of Elmbridge will develop over the next 15 years. It includes policies and site allocations to guide the development and use of land as well as defining those areas that will be protected and enhanced for heritage or nature conservation purposes. It will form the basis on which planning applications in the borough will be determined.

1.3 Once adopted, the Local Plan will replace the 2011 Core Strategy and 2015 Development Management Plan. Table 1 sets out the contents of the Plan which is divided by strategic policies, detailed policies for each principle and site allocations.

Table 1: Elmbridge Local Plan Contents

Spatial Strategy	SS1- Responding to the climate emergency SS2- Sustainable place-making SS3- Scale and location of growth
Principle 1: Tackling climate change	CC1- Energy efficiency, renewable and low carbon energy CC2- Minimising waste and promoting a circular economy CC3- Sustainable design standards CC4- Sustainable transport CC5- Managing flood risk
Principle 2: Protecting and enhancing our environment	ENV1- Green and Blue Infrastructure ENV2- Landscape, trees and woodlands ENV3- Local Green Spaces ENV4- Development in the Green Belt ENV5- Thames Basin Heaths Special Protection Area ENV6- Protecting, enhancing and recovering biodiversity ENV7- Environment Quality ENV8- Air quality ENV9- Urban Design Quality ENV10- Heritage Assets ENV11- Strategic Views

Principle 3: Delivering homes	HOU1- Housing Delivery HOU2- Optimisation of sites HOU3- Housing mix HOU4- Affordable housing HOU5- Housing technical standards HOU6- Specialist accommodation HOU7- Gypsy, Roma, Traveller and Travelling Showpeople accommodation HOU8- Self and custom build housing
Principle 4: Growing a prosperous economy	ECO1- Supporting the economy ECO2- Strategic Employment Land ECO3-Supporting our town, district and local centres ECO4- Promoting visitor attractions and arts and cultural venues ECO5- Equestrian-related development
Principle 5: Proving infrastructure and connectivity.	INF1- Infrastructure Delivery INF2- Social and community infrastructure INF3- Health and wellbeing of communities INF4- Play and informal recreation space INF5- Communications INF6- Rivers
Site Allocations	Urban site allocations: 199 sites

Sustainability Appraisal

- 1.4 Sustainability appraisal (SA) is a means of ensuring that the likely social, economic and environmental effects of the plan are identified, described and appraised. It includes a process set out under a European Directive and related UK regulations called Strategic Environmental Assessment (SEA). The SEA regulations require a report, which identifies, describes and evaluates the likely significant effects on the environment of the plan or programme.
- 1.5 It informs decisions by assessing the likely positive and negative impacts of options, policies and sites across a wide range of topics. It is an aid to decision making rather than determining decisions. The following table sets out the stages:

Table 2: Stages in Sustainability Appraisal

<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <p>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</p>
<p>Stage B: Developing and refining alternatives and assessing effects</p> <p>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</p>
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <p>C1: Preparing the Sustainability Appraisal Report</p>
<p>Stage D: Consulting on the draft plan and Sustainability Appraisal Report and examination of the final plan</p> <p>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</p>
<p>Stage E: Monitoring the significant effects of implementing the Plan</p> <p>E1: Finalising aims and methods for monitoring E2: Responding to adverse effects</p>

What plan making stages have happened so far?

- 1.6 Table 3 shows the consultation stages for the plan and includes the web-links to the relevant SA reports. These have been prepared by planning policy officers responsible for producing the local plan with peer reviews taking place from both neighbouring authorities during the first consultation and independent sustainability consultants Levett- Therivel from 2020 onwards.

Table 3: Consultation stages and reports

Date	Local Plan Preparation	SA Steps
December 2016- February 2017	Regulation 18 Strategic Options Consultation	Sustainability Appraisal Scoping Report and Initial Assessment of 3 options including the preferred option 2. Appendix 5 appraises the issues.
August - September 2019	Regulation 18 Options Consultation	Sustainability Appraisal of 5 options with no preferred option.
January - March 2020	Regulation 18 Creating our vision, objectives and the direction for development management policies 2020.	Sustainability Appraisal for the 5 objectives and 3 policy themes.
August 2020	2020 Scoping Report (Review of 2016 Scoping Report)	Updated findings in the Sustainability Appraisal Scoping Report and Initial Assessment .

The draft Local Plan SA report 2022

The following section summarises the content of the main report which follows the SA stages shown in Table 2.

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

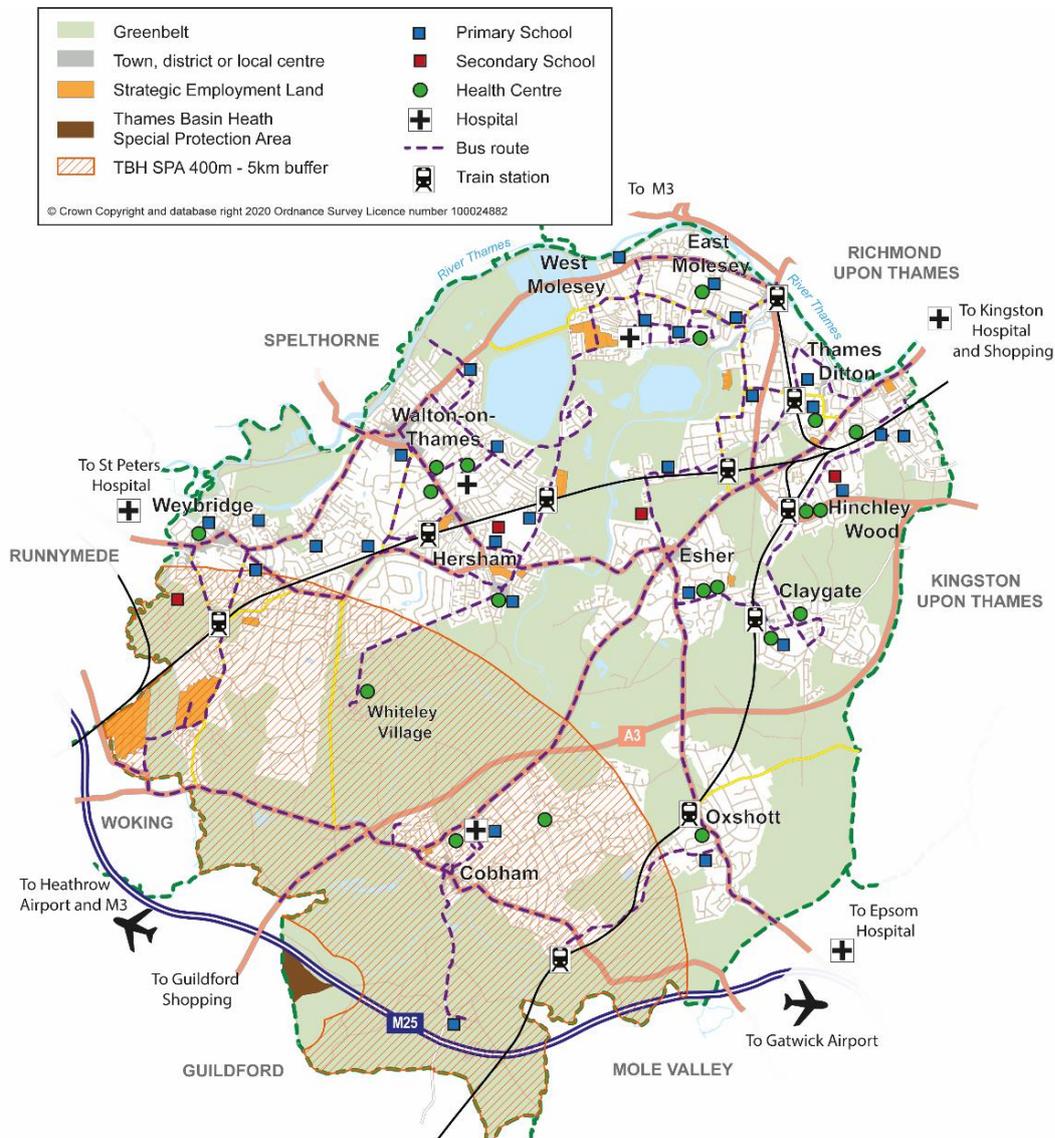
1.7 The scoping report brings together a collection of evidence in the plan-making process to identify significant problems, it acts as a base for future assessment and monitoring of effects and informs the identification of reasonable alternatives. This was undertaken early in the plan making process in 2016 but has since been updated in 2020 to better reflect the current situation and inform the regulation 19 stage of plan making. The SA main report also adds any updates that have occurred since 2020.

The key spatial characteristics of Elmbridge

1.8 This section identifies the key sustainability issues in the borough using the updated baseline data. Key spatial characteristics are mapped and include:

- Linear transport links to London and Guildford (A3 and two rail lines)
- Road links (M25 and M3) to Heathrow and Gatwick international airports
- 58% of the borough is Green Belt
- The Thames Basin Heath Special Protection area is located to the south west of the borough.
- The River Thames forms the north boundary.
- Elmbridge shares its border with two London authorities, Royal Borough of Kingston upon Thames and the London Borough of Richmond upon Thames.

- Three NHS hospitals located outside the borough serve residents.
- Rail stations are not located in the borough's town or distinct centres.
- Two regional shopping centres (Kingston and Guildford) are located outside the borough.



1.9 The following problems and issues in Elmsbridge Borough Council have been identified.

Access and Equality

- Lack of affordable housing and increasing house prices.
- Gypsy, Roma and Traveller pitches not being provided.
- Amount of vacant homes in the borough impacting housing provision.
- Increasing older population with social and health care needs.
- Pockets of deprivation with barriers to services and homes, crime and income deprivation affecting children.

- Accessibility of health and education facilities

Air, light and noise

- Planned growth, from the emerging local plan and alongside neighbouring local planning authorities plans, could put pressure on the local road network which could continue the past trend of air pollution and congestion.
- New electric vehicles and associated electric charging infrastructure may in fact reduce air pollution.
- Increased work from home changes could also help to reduce air pollution.

Biodiversity, flora and fauna

- Condition of local biodiversity and the boroughs SSSIs is below target.
- Recreational pressure, atmospheric pollution, water quality and resources and loss of functionally linked land on the Thames Basin Heaths SPA; South West London Water Bodies SPA / Ramsar and neighbouring authorities SACs are issues that need to be addressed.

Climate Change

- Climate Emergency declared in 2019- borough has large ecological footprint.
- Increasing number of homes at risk of flooding.

The Economy

- Pressure on employment land use for housing.
- Online shopping an ongoing trend that will impact on the role of the borough's local shopping centres.
- The 2020 global pandemic will have a major impact on the local economy.

Health and well-being

- Assess to green infrastructure, in particular public parks and children's play provision is needed in the borough.

Landscape

- The percentage of dwellings built on previously developed land in the urban area is declining which puts development pressure to build on the Green Belt.

Natural Resources

- Area of serious water stress
- Amount of household waste being produced.
- Previously developed land declining and housing densities low.

Developing the framework for sustainability appraisal

- 1.10 The SA framework was reviewed and updated jointly by the East Surrey authorities in April 2015. As a result, 16 SA objectives were agreed, and these are set out below. Since the 2016 scoping report, the objectives have been reviewed and remain the same.

Figure 1: East Surrey Authorities Agreed Sustainability Objectives

1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.
2. To facilitate the improved health and wellbeing of the whole population.
3. To conserve and enhance, archaeological, historic and cultural assets and their settings.
4. To reduce the need to travel, encourage sustainable transport options and improve accessibility to all services and facilities.
5. To make the best use of previously developed land and existing buildings.
6. To support economic growth, which is inclusive, innovative and sustainable.
7. To provide for employment opportunities to meet the needs of the local economy.
8. To reduce greenhouse gas emissions and move to a low carbon economy.
9. To use natural resources prudently
10. To adapt to the changing climate.
11. To reduce flood risk.
12. To improve the water quality of rivers and groundwater and maintain an adequate supply of water.
13. To reduce land contamination and safeguard soil quality and quantity.
14. To ensure air quality continues to improve and noise and light pollution are reduced.
15. To protect and enhance landscape character.
16. To conserve and enhance biodiversity.

- 1.11 Table 4 sets out the scoring mechanism used for the appraisals. These are represented through symbols ranging from significant (major) to minor positive and negative impacts. Commentary is included in the appraisals to explain the

reasoning for the score. The sustainability framework decision aiding questions are available at appendix 3 of the scoping report 2020 and help to explain the reasoning for the score.

Table 4: Sustainability Appraisal Scoring Mechanism

	Description	Symbol
Significant positive impact	Significant positive change towards sustainability	++
Minor positive impact	Minor positive change towards sustainability	+
Neutral	The option contributes neither positively nor negatively towards the SA Objective	0
Minor negative impact	Minor negative change towards sustainability	-
Significant negative impact	Significant negative change towards sustainability	--
Uncertain	It is unclear whether there is the potential for a negative or positive effect on the SA Objective	?

1.12 It is a statutory requirement that the scoping report be sent to the three Environmental Consultation Bodies, the Environment Agency, Natural England and Historic England. An e-mail informing them of the review and providing the draft scoping report was sent on the 3 July 2020 for a six-week period ending on 17 August 2020. All three consultation bodies responded to the draft and provided comments, which are available to view in the scoping report appendix 5 and 6.

Stage B: Developing and refining alternatives and assessing effects

B1: Test the Local Plan objectives against the SA framework

1.13 Five objectives were originally consulted upon in the vision regulation 18 consultation held in 2020. These were designed to address the key issues facing Elmbridge, the priorities for action and to achieve the vision. Taking account of the consultation feedback and results of the SA in 2020, there are now five revised principles in the draft plan that will aim to deliver the vision.

1.14 There are no negative impacts expected from the principles and these are more inclusive of the economic, social and environmental benefits that can be achieved alongside the core principle itself. (Detailed SA results are available to view at appendix 2 of the main report).

B2: Developing the alternative options

- 1.15 This section of the report explains how the reasonable alternatives¹ have been developed and appraised, and how the results have informed the preferred spatial strategy for the draft Local Plan.
- 1.16 This analysis focusses on the spatial strategy particularly in relation to meeting the borough's housing needs. It does also include alternatives for responding to the climate emergency, sustainable place-making and biodiversity as a result of feedback from the regulation 18 consultations.
- 1.17 Policy SS3 on the scale and location of growth is paramount to achieving the plans principle to deliver homes for residents. As identified in both the 2016 and 2020 scoping report, meeting housing need, particularly affordable housing, is a priority for action. This is also important when considering where this growth should take place as urban land and previously developed land is becoming limited and pressure is increasing to use the borough's Green Belt land to meet future development needs. This stage explains how these alternatives have been identified and explored throughout the plan making process.
- 1.18 Table 5 summaries the SA results of the first regulation 18 consultation which started December 2016 and finished February 2017. It concludes that Option 2 was the council's preferred option as it was considered to balance the Government's directive to increase the levels of development in the borough whilst recognising that there are constraints on the amount of developable land which could prevent meeting development needs in full.

Table 5: Sustainability Appraisal summary for the Strategic Options 2016-17

	Strategic Option 1: Intensify urban area	Strategic Option 2: Optimise urban area and 3 areas of Green Belt release	Strategic Option 3: Optimise urban area and large Green Belt release
Homes	-	+	++
Health	0	++	+
Heritage	--	+	-
Accessibility	0	+	--
PDL	+	+	+
Economic growth	+	+	+
Employment	--	?	?
Energy Use	--	-	--
Natural Resources	-	-	--
Climate Change	-	+	+
Flooding	--	-	-
Water	?	?	?
Land	+	?	--
Pollution	--	-	--

¹ Alternatives are also referred to as options.

Landscape	-	+	--
Biodiversity	-	+	--

1.19 The response to the strategic options consultation and SA results explains the reasoning for the next 5 alternatives that were presented in the next regulation 18 Options Consultation 2019. Table 6 provides a summary of the 5 options. Even though no preferred option was stated at consultation, the SA results indicate that option 5 was the most sustainable on balance.

Table 6: Sustainability Appraisal summary for the Options consultation 2019

SA Objective	Option 1: Intensify urban area 9,345 homes	Option 2: Optimise urban area and 3 areas of Green Belt release 6,800 homes	Option 3: Optimise urban area and large Green Belt release 16,300 homes	Option 4: Optimise urban area 5,300 homes	Option 5: Optimise urban area and small areas of Green Belt release 9,400 homes
1. Homes	-	-	++	-	++
2. Health	0	+	+	?	++
3. Heritage	--	+	-	0	+
4. Accessibility	0	+	--	+	+
5. PDL	+	+	+	+	+
6. Economic growth	+	+	+	+	+
7. Employment	--	?	?	-	+
8. Energy Use	--	-	--	-	--
9. Natural Resources	-	-	--	-	-
10. Climate Change	-	+	+	-	+
11. Flooding	--	-	-	--	-
12. Water	?	?	?	?	?
13. Land	+	?	--	+	?
14. Pollution	--	-	--	-	-
15. Landscape	-	+	--	++	+
16. Biodiversity	-	+	--	+	-

1.20 The consultation responses, updated evidence and sustainability appraisal informed the 2022 three options, which help inform the spatial strategy for the draft Local Plan and formation of SS3. Table 7 provides a summary of the SA for these options.

Table 7: Sustainability Appraisal summary for the updated 2022 options

SA Objective	Option 4a: Urban area only Using sites from LAA 2022 with non-implementation discount applied 6787 homes	Option 5a: Urban area and 12 small parcels of G/B Using sites from LAA 2022 with non-implementation discount applied and 12 sites from the Green Belt. 9182 homes	Option 6: Urban area and intensify development around town and village centres and train stations. 9689 homes
1. Homes	--	-	-
2. Health	+	+	+
3. Heritage	?	?	?
4. Accessibility	+	+	++
5. Previously developed land	+	+	++
6. Economic growth	?	?	?
7. Employment	-	-	-
8. Energy Use	-	-	-
9. Natural Resources	-	-	-
10. Climate Change	-	+	-
11. Flooding	-	-	-
12. Water	-	-	-
13. Land	+	-	+
14. Pollution	-	-	-
15. Landscape	++	-	++
16. Biodiversity	+	-	+

1.21 A draft Local Plan based on option 4a, which is a preferred strategy based on the intensification of the urban area, was approved for regulation 19 representations by Full Council on 13 June 2022.

B3: Evaluating the likely effects of the draft Local Plan.

1.22 This step takes in the most significant element of the sustainability appraisal process, of assessing the likely effects of the draft Local Plan. The strategic, detailed and site allocations policies have been assessed against the 16 sustainability objectives, where relevant and Table 8 contains the summary results.

Table 8: Impacts of the Elmbridge Borough Local Plan of policies

Plan Policy	1. Homes	2. Health	3. Heritage	4. Accessibility	5. PDL*	6. Economic Growth	7. Employment	8. Energy use	9. Natural Resources	10. Climate Change	11. Flooding	12. Water	13. Land	14. Pollution	15. Landscape	16. Biodiversity
SS1	0	+	+	+	+	+	+	+	+	+	+	+		+		+
SS2	+	+	+	+	+	+	+	+	+	+	+			+	+	+
SS3	-	+	?	+	+	?	-	-	-	-	-	-	+	-	++	+
CC1	0	+				+		++		++						
CC2		+						+	++	+		+	+			
CC3		+						+	+	++		++				
CC4		+		+		+	+	+		+				+		
CC5		+				0	0			+	+					
ENV1		+	+	+		+		+	+	+	+	+	+	+	++	++
ENV2		+								+	+				++	++
ENV3		+		+		+	+			+	+			?	++	?
ENV4															+	
ENV5																+
ENV6	?	+				0	0	+		+		+				+
ENV7		+							+	+		+	+	+		+
ENV8		+		+				+		+				++		+
ENV9		++	++	+		+									+	
ENV10		+	++			+										
ENV11			++												++	
HOU1	--	0	?	+	+	+	+	-	-	0	0	0	+	-	++	+
HOU2	+	+	?	+	+	+	+	+					+	+	+	+
HOU3	+	+				+	+							+		
HOU4	+	+														
HOU5		++		++						+						+
HOU6	+	+														
HOU7	+	+														
HOU8	+	0														
ECO1		+	?	+	+	+	+									
ECO2	-	+			+	+	+									
ECO3	+	+	?	+	++	+	+	+					+	+	+	
ECO4	0	+	?	+	+	+	+			?		?				
ECO5		+			+	+	+								+	+
INF1	0	+		+							+	+		?		
INF2		++														
INF3		++		++												
INF4	?	++		+												
INF5		+		++		+	+	+		+				+		
INF6		+	+	+		+	+								++	+

*Previously Developed Land

- 1.23 For each appraisal, a written commentary has been included to explain and justify the scoring. The detailed assessments can be found at appendix 3 of the main report. Any impact that is expected to change in the short, medium or long term is explained in the detailed SA, alongside mitigation and consultation responses.
- 1.24 The full appraisals for the 199 site allocations are included in the site proformas which are available to view in the [Land Availability Assessment \(LAA\) 2022](#). A summary of these results is available at appendix 4 of the draft Local Plan SA report. Table 9 provides a summary of the overall sustainability impacts of the plan.

Table 9: Total sustainability impacts of the plan

SA Objective	Score	Impacts
1. Homes	--	The draft plan does not meet the housing need in full and will include smaller scale site allocations in the urban area which is likely to impact on the delivery of the mix of housing, particularly affordable housing.
2. Health	+	Many of the draft plan's policies will assist in supporting strong, vibrant, inclusive, safe and healthy communities. They encourage environmental improvements such as the promotion of sustainable travel methods, providing green and blue infrastructure links, play space, protecting and enhancing biodiversity and the borough's heritage assets. All of these will improve the health and well-being of the whole population.
3. Heritage	+	The heritage policies, alongside the urban design policy, will protect and could enhance the borough's historic environment, which is likely to have a positive impact on this SA objective. Even though it is too early for detailed planning submissions for the site allocations, policies ENV9, 10, 11 will ensure the borough's heritage assets and settings are conserved and enhanced.
4. Accessibility	+	The draft plan directs development towards locations that minimise the need to travel and maximises the ability to make trips by sustainable modes of transport including cycling, walking and public transport. Some sites score a negative result due to being located further away from service centres and public transport, but this only affect 13 of the 199 sites. The draft plan aims to optimise development in sustainable locations which will reduce per person car use, reduce congestion and improve accessibility to key services and green infrastructure.
5. Previously Developed Land (PDL)	+	The draft plan focusses new development on PDL located in the urban area for housing and employment sites. It is generally located in sustainable locations close to existing services and facilities which reduces the need to travel. This in turn helps to reduce congestion and improve air quality. This cannot score a significant positive as PDL land is limited and could run out in the long term.
6. Economic Growth	+	Supporting the borough's existing economy is the main aim of the policies on economic growth in the draft plan. A safeguarding

		approach that maintains and intensifies the existing employment offer in the borough is encouraged. This will allow space and opportunities for existing companies to grow and new ones to start. The policies also encourage flexible and adaptable units that will reflect the needs of the borough's changing office market. The draft plan also supports additional uses in the borough's town, district and local centres to ensure these centres are maintained and enhanced. Positive impacts are expected for 197 allocated sites.
7. Employment	+	The draft plan will make provision for the delivery of a range of business and employment floorspace including modern, flexible and well-connected workspaces to increase employment opportunities for residents. Although it allocates urban sites that would result in a total loss of employment use, the employment policy's aim is to intensify strategic employment sites and better use the existing employment land located in the borough.
8. Energy Use	+/-	Improving the quality of the built environment and energy performance of new and existing buildings is a fundamental aim of the draft plan. However further growth and development will increase greenhouse gas emissions.
9. Natural Resources	+/-	The draft Local Plan encourages the use and supply of sustainable local products and services and policy CC2 aims to minimise waste and promote a circular economy. However, ultimately meeting the housing need within the urban area will increase the production of waste and it will prove a challenge to use natural resources prudently.
10. Climate Change	+/-	The draft plan plays a central role in addressing the climate emergency by reducing carbon dioxide emissions and supporting the transition to a low carbon future. As well as delivering improvements to flood risk, air quality, recycling and waste management, new development will need to positively respond to the climate emergency and deliver a comprehensive and integrated approach to addressing the challenges of climate change.
11. Flooding	+/-	The draft plan has a robust policy to manage flood risk and seeks to minimise vulnerability to flooding. There are urban sites that are located in flood risk 2 and / or have surface water flooding issues to mitigate.
12. Water	+/-	The draft plan includes a strategy that aims to mitigate and adapt to the impacts of climate change by conserving water resources. It intends to help improve biodiversity, use natural resources prudently and minimise pollution all of which will help improve water quality. However, an increase in population from new housing will require a larger water supply.
13. Land	+	The draft plan being urban only will protect good quality soil and prevent soil erosion. Many of the proposed allocated sites have the ability to remediate contaminated land.
14. Pollution	+/-	The draft plan aims to reduce carbon emissions by minimising the need to travel by private motorised vehicles and maximising more sustainable modes of transport. It also states that the council will seek to reduce air pollution. With greater access to electric vehicles, air quality should significantly improve in the medium and long term. There are a number of sites that neighbour an AQMA where mitigation will be required

15. Landscape	++	The draft plan policies seek to ensure that new development is well designed and of a high quality, and that existing character landscapes are protected. All allocated sites will protect the landscape setting of the borough.
16. Biodiversity	+	There is a draft policy to enhance biodiversity and positive impacts are seen across many of the environmental detailed policies. All allocated sites are located in the urban area with no complete greenfield sites being allocated, which will protect existing biodiversity.

1.25 As recorded above, there are significant positive impacts expected for landscape and minor positive impacts expected for land, biodiversity, previously developed land, economic growth, employment and health. A significant negative impact is expected for providing homes. Many of the SA objectives have both positive and negative scores as this depends on the success of the policy which will require monitoring.

1.26 Secondary or indirect effects, cumulative effects, synergistic effects and permanent effects of the draft Local Plan are then highlighted in the main report.

B4: Considering ways of mitigating adverse impacts and maximising beneficial effects.

1.27 This section presents a table with the mitigation required for those policies expected to have either minor or major negative impacts on a SA objective. It also includes the policies that will support mitigation.

B5: Proposing measures to monitor the significant effects of implementing the Local Plan.

1.28 Monitoring the success of policies will help to provide an indication of whether the significant effects predicted as part of the SA are consistent with actual effects, once the plan is being implemented. As such, monitoring will facilitate an assessment as to whether the predictions of the sustainability appraisal were accurate, whether the plan is contributing towards the achievement of the desired sustainability objectives and whether the mitigation measures are performing as well as expected.

1.29 This is a valuable process, as it will help in ensuring that any problems arising during implementation of the Local Plan can be identified, and future predictions made more accurately. It will also function as an important feedback mechanism to assess performance, identify unforeseen circumstances and enable adjustments and revisions to be made, if necessary.

1.30 National planning policy guidance states that the monitoring result should be reported in the local planning Authority’s Monitoring report (AMR). The main report includes a table which demonstrates which indicators will be used in the

AMR to test the significant effects of implementing the plan policies. This covers all 16 sustainability themes.

Conclusion

- 1.31 The Council has conducted the Sustainability Appraisal in line with the SEA Regulations. The appraisal shows that the Regulation 19 Draft Local Plan policies will have a positive effect, to varying degrees, against many of the Sustainability Appraisal objectives. However, there is one significant negative impact expected for meeting the homes SA objective because the plan will not meet the housing need or housing mix that is required.
- 1.32 It does however score positively in terms of protecting the existing landscape, biodiversity and land quality. It also aims to safeguard and intensify existing employment land. Furthermore, the sites allocated for (mainly residential) development are located in the urban area which are all considered sustainable and accessible. The draft Local Plan seeks to balance the social, economic and environmental expected impacts to ensure the vision for the borough can be met.

Next steps

- 1.33 The SA report is available for comments alongside the draft Local Plan from 17 June 2022. All responses should use the [consultation response form](#).
- 1.34 Following the regulation 19 representations period, the submitted response forms will be considered, and the Local Plan finalised. An updated SA report will be published alongside the emerging Local Plan. The plan will then be submitted to an Independent Examiner who will examine it in an Examination in Public. Any modifications proposed by the Inspector will then be consulted on.
- 1.35 It is anticipated that the Local Plan will be adopted by Elmbridge Borough Council in 2023.