



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

## Elmbridge Local Plan

### **Assessment Methodology – Designations**

### **(Incorporating Sustainability Appraisal & Strategic Environment Assessment)**

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## Purpose

This Assessment Methodology has been prepared to form the basis for assessing and comparing the suitability of proposed designations in the Settlement Investment and Development (ID) Plans. The assessment process takes into account the National Planning Policy Framework published in March 2012, the Council's adopted Core Strategy (July 2011) and the requirements of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA).

It has been developed to provide an accessible, transparent and audited process whilst also ensuring local circumstances are taken into account during the consideration of sites to be designated. The assessment process is designed to be iterative and reviewed at various stages alongside the production of the ID Plans.

## How to tell us your views

We are consulting on this document alongside the Options consultation on the Draft ID Plans for a 6-week period from **8 April to 20 May 2013**. Please let us know what you like, what you don't like, and how you think the process could be improved.

Send your comments to:

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## Next steps

Once we have received your comments, we will give consideration to all of them and decide what changes should be made in order to better reflect the views of the community, whilst being mindful that we do need to plan for growth and be realistic about delivery.

The methodology will be amended and assessments reviewed as appropriate to inform future iterations of the ID Plans. The revised methodology will be published alongside the ID Plans for future consultations.

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# 1. Introduction

1.1 This document sets out the process that will be followed to assess and compare the suitability of proposed designations. It will be used to assess sites that have been submitted to the Council for inclusion in the Settlement Investment and Development (ID) Plans.

## Background

1.2 Under the Planning and Compulsory Purchase Act 2004 and Localism Act 2011, the Council is required to prepare a Local Plan, which in due course will supersede the Replacement Elmbridge Borough Local Plan 2000 (REBLP). The Local Plan will provide a portfolio of documents that will collectively deliver the spatial planning strategy for the Borough, guiding all future development for the period up to 2026.

1.3 The Council adopted its Core Strategy, which sets the strategic planning framework for the Borough until 2026, in July 2011.

1.4 The Core Strategy forms only part of the Elmbridge Local Plan and a commitment has been made to prepare further documents to direct and shape future growth. The diagram included in Appendix 1 illustrates the family of documents that will make up the Council's Local Plan and how they relate to each other. In April 2012, the Design and Character and Developer Contributions Supplementary Planning Documents (SPDs) were adopted. The Council is now producing the remaining documents that will complete the Local Plan<sup>1</sup> - Settlement ID Plans and the Development Management Plan.

1.5 The aim of the ID Plans is simply to plan for investment and development in each of the Borough's eight settlement areas in partnership with the local community. The ID Plans will make a significant contribution to the delivery and management of development that provides for the level of growth set out in the Core Strategy, supported by improved infrastructure and services. The Plans have 3 distinct roles:

- i. Protecting sites in their current use – these are **designated** to ensure that they are not lost to other uses
- ii. Identifying key sites for new development – these are **allocated** and will act as a framework within which the Council can plan and manage growth in the future
- iii. Assessing infrastructure needs – these will need to be prioritised in line with the delivery of new development in an area, together with an assessment of its impact and the aspirations of the local community

1.6 Each ID Plan will differ dependant on its local character, the capacity of existing infrastructure to accommodate growth and the opportunities available for new development and environmental enhancement. They will deal with the following issues:

- Key sites for the delivery of housing, commercial and community development
- Pitches for Gypsies and Travellers
- Schools and colleges where there are opportunities for expansion
- Open spaces that need to be protected and some earmarked for enhancement
- Employment land that should remain as such because of its strategic importance
- Infrastructure improvements and priorities

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<sup>1</sup> Further details of the Elmbridge Local Plan including the ID Plans can be found on the website – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

## Purpose

1.7 This site assessment methodology is designed for use in assessing proposed designations including:

- Potential Suitable Accessible Natural Greenspace (SANGs)
- Open space in the urban area and Local Green Space
- Existing Gypsy and Traveller sites
- Strategic Employment Land

1.8 It will assist in determining whether a site should be designated and therefore protected in its current use or earmarked for enhancement.

1.9 A separate methodology has been prepared for assessing sites proposed to be allocated through the ID Plans<sup>2</sup>.

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<sup>2</sup> Assessment Methodology – Designations – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)



## 2. Assessment Methodology

2.1 The assessment methodology has been prepared to ensure it takes into account the National Planning Policy Framework (NPPF) published in March 2012, the Council's adopted Core Strategy (July 2011) and to satisfy the requirements of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)<sup>3</sup>, which seeks to assess how potential options perform against a range of social, economic and environmental objectives and is required for all Local Plan documents.

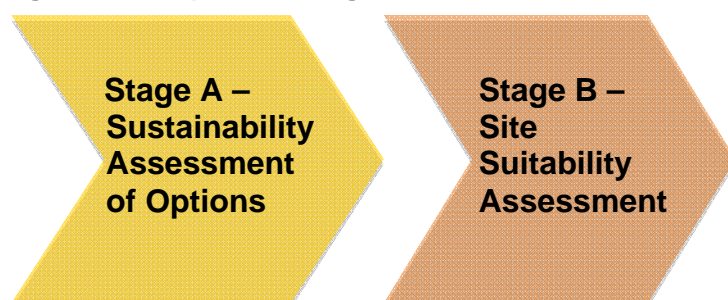
2.2 It is also designed to incorporate the views of the local community, information submitted by landowners/developers and comments from those with specialist skills e.g. ecology, employment land specialists etc. This is then combined to inform decisions on the designation of a site.

2.3 It has been developed to provide an accessible, transparent and audited process whilst also ensuring local circumstances are taken into account during the consideration of sites to be designated. The assessment process is designed to be iterative and reviewed at various stages alongside the production of the ID Plans.

2.4 The assessment process for designations has been divided into two separate stages (Figure 1):

- **Stage A – Sustainability Assessment of Options** – this tests the high level options or approaches to the designation of sites and fulfils the requirements of SA/SEA
- **Stage B – Site Suitability Assessment** – this assesses the suitability of individual sites against specific criteria relevant to the proposed designation.

**Figure 1 - Proposed designations – Assessment Process**



### Reviewing and consulting on the methodology

2.5 This methodology will be made available for consultation at the early stages of preparing the ID Plans and relevant sections will be reviewed by the Development Market Panel and Natural England amongst others. Comments will be taken into account in reviewing the methodology and preparing the final version.

2.6 In addition, the Stage A assessments will be peer reviewed by representatives from other East Surrey local authorities as part of an agreed approach to conducting SA/SEA.

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<sup>3</sup> For further information please see the Elmbridge Local Plan – Sustainability Appraisal Scoping Report – [www.elmbridge.gov.uk/planning/policy](http://www.elmbridge.gov.uk/planning/policy)

## Reporting and decision-making

2.7 The assessment will be reviewed and updated as the ID Plans progress and reported in various forms. Stage A will be reported through the formal SA/SEA process whilst a summary of the Stage A assessments and detailed Stage B assessments will be reported in the Annex 1 - Evidence Report. This will provide a clear audit trail of the assessment process and show how decisions on the designation of sites have been made.

ID Plans Stage	Date	Re-consultation (if necessary)	Assessment process reporting	
			Stage A	Stage B
<b>Options</b>	March/April 2013		N/A	Summary of Stage A assessment and list of excluded sites included within Annex 1 – Evidence Report
<b>Publication</b>	November 2013	Summer 2014	Options and Preferred Options assessments included in Draft SA/SEA Report	Summary of Stage A assessment, list of excluded sites and detailed site assessments for sites proposed to be designated included within Annex 1 – Evidence Report
<b>Publication for independent examination</b>	December 2013	Autumn 2014	Final SA/SEA Report	Update Annex 1 – Evidence Report for Preferred Options stage to take into account any changes.

### 3. Stage A – Sustainability Assessment of Options

3.1 The 'Sustainability Assessment of Options' tests the high-level options or approaches for the designation of sites against the local sustainability framework to ensure the most appropriate approach to the designation of sites across the Borough. This stage meets the requirements of the SA/SEA process which is designed to assess the social, environmental and economic effects of plans and policies to ensure they support the delivery of sustainable development.

#### **Sustainability Appraisal/Strategic Environmental Assessment**

The aim of SA/SEA is to set out how sustainable development will be achieved through better integration of economic, environmental and social considerations into the preparation and adoption of Local Plans. To be effective, SA must be fully integrated into the plan making process. SA is applied at each stage of plan production and audit key decisions. It comprises a number of stages:

- **Stage A** – Setting the context and objectives, establishing the baseline and deciding on the scope;
- **Stage B** – Developing and refining plan options
- **Stage C** – Appraising the effects
- **Stage D** – Consulting on the preferred options and the SA report, and
- **Stage E** – Monitoring implementation

The process for SA is conducted in accordance with the requirements of the SEA Directive. It is used to assess the social, environmental and economic effects of the Local Plan. Through consultation with a number of stakeholders and joint working with adjoining authorities 19 SA objectives have been developed. These are set out in the SA/SEA Scoping Report 2012 and are included in Annex 2.

#### **Consideration of reasonable alternatives**

3.2 SA/SEA requires the consideration of reasonable alternatives to be assessed to inform the consideration and choice of options. Some options have already been considered through the development of the Core Strategy<sup>4</sup>. In addition to this, reasonable alternative approaches to the designation of sites have been considered through this process. In generating options it was considered appropriate to look at high-level approaches relating to the principal of the designations rather than options relating to individual sites.

#### **Appraisal of options**

3.3 The SA objectives and decision aiding questions will be used to assess the high-level options and preferred options for the designation of sites. The assessment framework is included in Annex 2 and further details can be found in the SA/SEA Scoping Report<sup>5</sup>. This stage fulfils the requirements of the SA and SEA by giving consideration to the social, environmental and economic effects any reasonable alternatives.

3.4 If additional options are put forward through consultation at the early stages of plan production these will be assessed using this process with results being updated, the choice of Preferred Option, and if necessary Stage B criteria, reviewed.

<sup>4</sup> [www.elmbridge.gov.uk/planning/policy](http://www.elmbridge.gov.uk/planning/policy)

<sup>5</sup> SA/SEA Scoping Report – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

## Approach to appraisal of options

3.5 The scoring system for SA/SEA involves assessing whether the implementation of the option would have a positive, neutral, unknown or negative impact on the sustainability objective. The full scoring system is as follows:

Symbol	Effect against the SA objective
++	Major Positive Effect
+	Positive Effect
?	Unknown Effect
o	Neutral Effect
-	Major Negative Effect
--	Negative Effect

3.6 When appraising the options all comments are recorded to provide an audit trail of how scoring decisions are justified. A series of decision aiding questions for each SA objective are used to inform the scoring of the option. Additionally, the baseline data and indicators that were collected and published in the Scoping Report 2012 act as an evidence base to enable informed judgements to be made on impacts of options. In broad terms, this means that if an option scores a '- -' it is considered that the option could pose significant harm even with the use of mitigation measures, whereas if the option scores a '++' it is considered that there is no risk and/or the option has potential to bring about clear economic, social, or environmental benefits.

## Options considered and choice of Preferred Option

3.7 The following section sets out the options that have been considered through the Stage A assessment process and the choice of Preferred Option as this directly affects the approach to Stage B. A summary of this including the reasons for rejecting Options and choice of Preferred Options are included in the Annex 1 - Evidence Report. Full details of the assessment results will also be reported formally through the SA/SEA process.

### Potential Suitable Accessible Natural Greenspace

3.8 SANG is open space that is needed in order to ensure the continued protection of the Thames Basin Heaths Special Protection Area (SPA) from increased recreational activity e.g. walking, dog walking etc as a result of additional residential development. Subject to enhancement works to increase their capacity for informal recreation<sup>6</sup>, SANG is designed to act as an alternative to visiting the SPA. In considering the need to ensure the protection of the SPA in the future the following options have been considered and Preferred Option selected.

Option A – Designate suitable areas as 'potential' SANG in order to ensure the protection of the SPA in the long-term and/or offer a shared resource with adjoining boroughs  
Option B – Fully designate suitable areas as SANG  
Option C – Do not designate suitable areas as 'potential' SANG or as a full SANG as we have sufficient for the plan period and beyond.

**Preferred option: Designate suitable areas as 'potential' SANG in order to ensure the protection of the Special Protection Area in the long-term and/or offered a shared resource with adjoining boroughs**

<sup>6</sup> Funded through developer contributions collected from new residential development – see Developer Contributions SPD – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

3.9 Whilst Elmbridge currently has sufficient SANG available at Brooklands Community Park and Esher Common to support future development it is considered important to identify other potential SANG sites that can provide ongoing certainty in the long-term or act as a shared resource with adjoining boroughs. Given that the need for SANGs is relatively low at present and taking account of the work involved in fully designating one, identifying potential SANGs offers the opportunity to identify their potential future use as a SANG and protect them from any works or development that may compromise this. Potential SANGs will be managed in accordance with Policy DM6 – Nature conservation and biodiversity of the Development Management Plan<sup>7</sup>.

## Open Space

3.10 The current Strategic Open Urban Land (SOUL) designation<sup>8</sup> in the Replacement Elmbridge Borough Local Plan 2000<sup>9</sup> (Saved Policy ENV28) is not considered to be required any longer given the high level of protection open space has in the Government's planning framework<sup>10</sup>. The framework offers two types of designation for open space with differing levels of protection – Open Space and Local Green Space. The following options have been considered for the designation of open spaces and a Preferred Option selected.

Option A – Designate all existing open space as 'open space in the urban area'  
Option B – Designate some existing open space as 'open space in the urban area' and designate those sites important to the community as 'Local Green Space'.

**Preferred option: Designate some existing open space as 'open space in the urban area' and designate those sites important to the local community as 'Local Green Space'.**

3.11 All areas identified as 'open space within the urban area' and 'Local Green Space' will be managed in accordance with Policy DM5 – Open Space and Views of the Development Management Plan<sup>7</sup>. Both designations offer a higher level of protection than the current SOUL designation with 'Local Green Space' receiving a greater level of protection than other 'open space in the urban area'. This approach gives the local community the opportunity to identify and protect key local open spaces.

## Strategic Employment Land

3.12 The Government's planning framework highlights the importance of taking a flexible approach to the management of employment land including the need to avoid the long-term protection of sites where there is no reasonable prospect of a site being used for that purpose<sup>11</sup>. It also states that land allocations should be reviewed regularly.

3.13 The Strategic Employment Land designations included in the Replacement Elmbridge Local Plan 2000<sup>12</sup> and Core Strategy are being reviewed to assess their appropriateness in the current economic climate and in light of the Government's planning framework. The following options have been considered for the designation of Strategic Employment Land and a Preferred Option selected.

<sup>7</sup> Development Management Plan – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

<sup>8</sup> Sites currently designated as SOUL can be found on the Policies Map – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

<sup>9</sup> Saved Replacement Elmbridge Borough Local Plan policies – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

<sup>10</sup> National Planning Policy Framework – [www.communities.gov.uk](http://www.communities.gov.uk)

<sup>11</sup> Paragraphs 21 and 22 of the National Planning Policy Framework – [www.communities.gov.uk](http://www.communities.gov.uk)

<sup>12</sup> Policies map – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

Option A – Designate Strategic Employment Land based on the criteria set out in the Assessment Methodology documents  
Option B – Designate Strategic Employment Land based on alternative criteria

**Preferred option: Designate Strategic Employment Land based on the criteria set out in the Site Assessment Methodology document**

3.14 The criteria for assessing these sites are set out in Section 4 below. These sites will be protected in accordance with Core Strategy Policy CS23: Employment Land Provision<sup>13</sup> and proposals for alternative uses will only be allowed where development would not result in an overall loss of employment provision and where a surplus of Strategic Employment Land is identified. This will ensure that the integrity and function of large employment sites is protected whilst allowing flexibility on smaller sites for the consideration of alternative uses.

3.15 These smaller sites will still be protected under Core Strategy Policy CS23: Employment Land Provision unless redevelopment for other purposes provides wider benefits to the community but will not be defined as 'strategically important'.

### **Existing Gypsy and Traveller sites**

3.16 The Government's planning framework makes it clear that local authorities must set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople. They should also identify and update annually, a supply of specific deliverable sites sufficient to provide five years worth of sites and developable sites or broad locations for growth for years 6-10 and, where possible, 11-15<sup>14</sup>. The 2012 Traveller Accommodation Assessment<sup>15</sup> identified a need for 36 Gypsy and Traveller pitches across the Borough between 2012 and 2027 with 24 required in the first 5 years (2012-2017) to address the backlog of need.

3.17 In finding suitable sites for Gypsy and Traveller pitches it is important to consider any existing sites and whether they need to be protected in their existing use. The following options have been considered and Preferred Option selected.

Option A – Designate existing permanent and authorised sites to protect them in their current use  
Option B – Do not designate existing permanent and authorised sites to protect them in their current use (as existing)  
Option C – Designate existing permanent/authorised and temporary/authorised sites for protection in their current use

**Preferred option: Designate existing permanent and authorised sites to protect them in their current use**

3.18 Given the need for additional pitches it is considered important to protect existing permanent and authorised sites to ensure they are not lost to other uses. Sites identified will be protected in accordance with Core Strategy Policy CS22 – Gypsies, Travellers and Travelling Showpeople.

<sup>13</sup> Core Strategy – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

<sup>14</sup> Planning Policy for Traveller Sites – [www.communities.gov.uk](http://www.communities.gov.uk)

<sup>15</sup> Traveller Accommodation Assessment 2012 – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)



## 4. Stage B – Site Suitability Assessment

4.1 This section sets out the Site Suitability Assessment methodology for the designation of sites for:

- Potential Suitable Accessible Natural Greenspace
- Open space in the urban area and Local Green Space
- Strategic Employment Land
- Existing Gypsy and Traveller sites

4.2 A separate assessment method has been prepared for each type of designation and will be applied to all relevant sites. This is directly related to the Preferred Options selected as part of the Stage A – Sustainability Assessment of Options process (see Section 3) in terms of the overall principles and approach to making designations. These are indicated throughout the following section and a summary of all options considered and the results of the Stage B assessment can be found in the Annex 1 - Evidence Report. Criteria for the Stage B assessments have been derived from:

- the National Planning Policy Framework (NPPF) including the Planning Policy for Traveller Sites<sup>16</sup>
- the Council's Core Strategy<sup>17</sup>
- Other supporting guidance issued by statutory and non-statutory bodies

### Potential Suitable Accessible Natural Greenspace

**Preferred option: Designate suitable areas as 'potential' SANG in order to ensure the protection of the Special Protection Area in the long-term and/or offered a shared resource with adjoining boroughs**

4.3 SANGs can range in size from 2ha to 20+ ha. However, the catchments of SANGs vary depending on their size<sup>18</sup>. Given that the Borough currently has sufficient SANG capacity to accommodate future growth it is considered appropriate to only assess those larger sites over 12 ha. This will ensure that any land of strategic significance is identified and the potential for SANG designation assessed. These sites will have a catchment area of 4km with sites over 20ha having a catchment of 5km or more. Sites have been identified using the data produced as part of the Green Space Sport and Recreation Study in 2006<sup>19</sup>.

4.4 Natural England set out strict criteria for the designation of SANG<sup>20</sup> and these have been used to inform the criteria set out below. Further work to formally designate sites as SANGs, including site visits with Natural England, can take place in due course as and when required. The following questions seek to identify whether a site can be identified as a 'potential SANG'.

#### Question 1 – Ownership

4.5 Although it is possible for private sites to be used as SANG, it is intended to focus initially on land in public ownership where ongoing management arrangements and issues relating to the set up of the SANG are more straightforward. Question 1 therefore seeks to eliminate all sites in

<sup>16</sup> National Planning Policy Framework and Planning Policy for Traveller Sites - [www.communities.gov.uk](http://www.communities.gov.uk)

<sup>17</sup> Core Strategy - [www.elmbridge.gov.uk/planning/policy](http://www.elmbridge.gov.uk/planning/policy)

<sup>18</sup> Thames Basin Heaths Joint Delivery Framework – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

<sup>19</sup> Greenspace, Sport and Recreation Study, 2006 – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

<sup>20</sup> Guidelines for the creation of SANG - [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

private ownership. Should private landowners wish for their site to be considered as 'potential SANG' these can be put forward through consultation. Any proposed sites should be accompanied with an assessment demonstrating how they meet the criteria set out in Questions 2-4 below.

### Question 1 – Ownership

Is the site in public ownership or has been put forward specifically by a private landowner?

**Yes** - Site is owned by a public body or has been put forward specifically by a private landowner

**No** - Site is not owned by a public body or has not been put forward specifically by a private landowner

**Site taken through to Question 2**

**Site excluded**

### Question 2 – Essential characteristics

4.6 In order to be designated as a potential SANG a site must meet, or have the potential to meet, all of the essential criteria set out in Question 2 below. Criteria relate to the accessibility of the site, its suitability to provide an alternative to the SPA and capacity to accommodate additional visitors. Sites that do not fulfil or have the potential to fulfil all of the essential criteria will be excluded.

### Question 2 – Essential characteristics

Does the site fulfil, or have the potential to fulfil, all the 'essential' SANG creation criteria?

#### Scoring mechanism

× - Does not currently comply and no potential to comply; ✓ – Currently complies or potential to comply subject to enhancements;

Essential criteria	
a) Parking on-site	
b) Circular walk of 2.3-2.5km	
c) Car parks on-site, easily and safely accessible by car and clearly signposted	
d) Suitable access points on foot	
e) Capacity to accommodate an increase in visitors	
f) Perceived as safe	
g) Existing paths easily used and maintained, mostly unsurfaced	
h) Perceived as semi natural with little intrusion of artificial structures	
i) Range of habitats present	
j) Unrestricted access	
k) No unpleasant intrusions	
l) Clearly signposted/advertised	

**Yes** - Fulfils or has the potential to fulfil all essential criteria

**No** - Does not fulfil and has no potential to fulfil all essential criteria

**Site taken through to Question 3**

**Site excluded**



### Question 3 – Desirable characteristics

4.7 To be considered as a potential SANG a site must also comply or have the potential to comply with at least one of the desirable criteria set out below. Sites that do not fulfil at least one of these criteria will be excluded.

#### Question 3 – Desirable characteristics

Does the site fulfil, or have the potential to fulfil, at least one of the ‘desirable’ SANG creation criteria?

#### Scoring mechanism

× - Does not currently comply and no potential to comply; ✓ – Currently complies or potential to comply subject to enhancements;

Desirable criteria	
a) Ability to take dogs from car park to SANG safely off the lead	
b) Gently undulating topography	
c) Access points to have signage outlining the layout of the SANGs	
d) Naturalistic space – areas of open countryside and areas of dense and scattered trees and shrubs. Possible provision of open water.	
e) Focal point such as a view point, monument etc	

**Yes** - Fulfils or has the potential to fulfil at least one desirable criteria

**No** - Does not fulfil and has no potential to fulfil at least one desirable criteria

**Site taken through to Question 4**

**Site excluded**

### Question 4 – Constraints to maintenance in perpetuity

4.8 In designating a SANG one of the key issues is if the site can be maintained as a SANG in perpetuity. It is therefore important to consider if there are any issues that may restrict this such as ownership, other designations, ongoing management arrangements etc. Sites where it is unlikely that the SANG can be maintained in perpetuity will be excluded.

#### Question 4 – Constraints to maintenance in perpetuity

Are there constraints that would restrict the provision and maintenance of SANG in perpetuity?

**No** - No constraints or there is a reasonable possibility that constraints can be overcome

**Yes** - Constraints with no possibility that constraints can be overcome

**Site identified as a ‘Potential SANG’**

**Site excluded**

#### Key pieces of evidence to support assessment:

- Thames Basin Heaths SPA Joint Delivery Framework
- Elmbridge Core Strategy
- Developer Contributions SPD
- Infrastructure Delivery Plan
- SANG Proposals documents
- Guidelines for the creation of SANGS (Natural England)
- PPG17 Study

### Key consultees

- JSPB
- Natural England
- Council's Parks and Countryside Teams

4.9 A list of those sites excluded from the assessment and a summary of the Stage A assessment is included in the Annex 1 – Evidence Report. Sites included are listed in the draft ID Plans<sup>21</sup>. Further details of the assessment process for those sites included will be set out in the Annex 1 - Evidence Report to accompany the Preferred Options stage of the ID Plans.

## Open Space

**Preferred option: Designate some existing open space as 'open space in the urban area' and designate those sites important to the local community as 'Local Green Space'.**

4.10 Whilst the majority of open spaces can be treated as 'open space in the urban area' in accordance with the framework definition, only those sites meeting specific criteria can be regarded and designated as Local Green Space.

*The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

National Planning Policy Framework, paragraph 77

4.11 These criteria have been used to assess the potential for sites to be designated as Local Green Space<sup>22</sup>. All open space sites identified in the Council's Greenspace, Sports and Recreation Study (2006)<sup>23</sup> have been included in the assessment. This is just a starting point and any additional sites put forward through consultation will also be considered. The following criteria aim to provide an initial sieve of those sites considered to be 'Local Green Space' and those meeting the criteria for 'open space in the urban area'.

### Question 1 – Location of site

4.12 It is only necessary to designate and protect those open space sites that are within the urban area. These are the areas that are particularly vulnerable to the pressures of development. Sites outside of the urban area already have a high level of protection as they are located within the Green Belt and many also have additional biodiversity designations. For this reason any sites outside of the urban area will be excluded from further assessment.

<sup>21</sup> ID Plans – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

<sup>22</sup> The first criteria states that the greenspace should be in reasonably close proximity to the community it serves. Given the nature of the Borough, it is considered that all sites in the assessment process meet this initial criteria.

<sup>23</sup> Greenspace, Sport and Recreation Study 2006 – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

### Question 1 – Location of site

Is the site within the urban area?

**Yes** - Site located within urban area.

**No** - Site not located within the urban area

**Site taken through to Question 2**

**Site excluded**

### Question 2 – Size of site

4.13 The Government's planning framework states that for a site to be considered a Local Green Space the area concerned should be local in character and not an extensive tract of land. Any large sites identified at this stage will be designated as 'open space in the urban area'. All remaining sites will continue to Question 3.

### Question 2 – Size of site

Is the site an extensive tract of land?

**Yes** - Site is not an extensive tract of land

**No** - Site is an extensive tract of land

**Site taken through to Question 3**

**Site designated as 'open space in the urban area'**

### Question 3 – Significant and value to the local community

4.14 The second criteria relates to the sites value to the local community and its local significance. At this stage, sites specifically identified by the local community at the workshops in summer 2012<sup>24</sup> have been put forward to be designated as Local Green Space. Through consultation evidence will be gathered to support the reasons for the designation. Additional sites put forward for designation by the community will also be considered. Those sites not identified as demonstrably special to the local community will be designated as 'open space in the urban area'.

### Question 3 – Local significance/value

Is the site demonstrably special to the local community?

**Yes** - Site is demonstrably special to the local community

**No** - Site is not demonstrably special to the local community

**Site designated as 'Local Green Space'**

**Site designated as 'open space in the urban area'**

### Key pieces of evidence to support assessment:

- Elmbridge Core Strategy
- National Planning Policy Framework
- Notes from community workshops
- PPG17 Study

<sup>24</sup> A detailed summary of the workshops – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

### Key consultees

- Council's Parks and Countryside Teams
- Local community comments

4.15 A list of those sites excluded from the assessment and a summary of the Stage A assessment is included in the Annex 1 – Evidence Report. Sites included as Local Green Space or 'open space in the urban area are listed in the draft ID Plans<sup>25</sup>. Further details of the assessment process for those sites included as Local Green Space will be set out in the Annex 1 - Evidence Report to accompany the Preferred Options stage of the ID Plans.

## Strategic Employment Land

### Preferred option: Designate Strategic Employment Land based on the criteria set out in the Site Assessment Methodology document

4.16 It is considered that in order for sites to be 'strategic' they should be of significance on a larger than local scale i.e. outside of the Borough. These sites are large enough to provide scope for businesses to expand and offer opportunities for the clustering mutually supportive industries or sectors. In many cases they also support uses that are not considered main town centre uses i.e. B2/B8. It is for this reason that such sites require additional protection that to ensure that their integrity and function is not threatened by other forms of development.

4.17 This approach is considered to be in accordance with the Government's planning framework, ensuring that only key sites of strategic importance that are protected in the long-term. It ensures a flexible approach to the management of employment land taking account of the changing economic circumstances and likely market attractiveness of sites for continued employment use. It recognises that the supply of new employment land is likely to be limited in future and that these large sites provide important opportunities for intensification and expansion of businesses. All sites included within the Employment Land Review<sup>26</sup> have been included and assessed for their potential to be designated as Strategic Employment land.

#### Question 1 – Size of site

4.18 The M3 Local Enterprise Partnership<sup>27</sup> is currently undertaking a study to identify all employment land with potential for development within the area. In identifying sites they have used a threshold of 1000sqm or 0.5ha but have recommended that anything over 5ha or 10,000sqm be defined as 'strategic'. This has formed the basis of identifying Strategic Employment Land in Elmbridge.

#### Question 1 – Size of site

Is the site 5 ha / 10,000 sqm or larger?

**Yes** - Site is 5ha / 10,000 sqm or larger

**No** - Site is not 5ha / 10,000 sqm or larger

**Site designated as Strategic Employment Land**

**Site excluded and not designated as Strategic Employment Land**

<sup>25</sup> ID Plans – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

<sup>26</sup> Employment Land Review and Addendum – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

<sup>27</sup> M3 Local Enterprise Partnership - [www.enterprisem3.org.uk](http://www.enterprisem3.org.uk)

### Key pieces of evidence to support assessment:

- Elmbridge Core Strategy
- National Planning Policy Framework
- Employment Land Review and Addendum

### Key consultees

- DMP
- M3 Local Enterprise Partnership
- Comments from local businesses

4.19 Annex 1 – Evidence Report includes a list of those sites under 5ha that have not been proposed to be designated as Strategic Employment Land including details of their current employment designation status on the Policies Map<sup>28</sup>. Sites proposed to be designated as ‘strategic’ are listed in the draft ID Plans<sup>29</sup>. Further details of the assessment process will be set out in the Annex 1 - Evidence Report to accompany the Preferred Options stage of the ID Plans.

## Existing Gypsy and Traveller sites

**Preferred option: Designate existing permanent and authorised sites to protect them in their current use**

### Question 1 – Permanent and authorised

4.20 Given the high level of need for Gypsy and Traveller pitches, it is considered appropriate to identify and designate all existing permanent and authorised Gypsy and Traveller pitches to ensure that they are protected in their current use. Those sites with temporary planning permission only have permission due to a lack of 5 year supply at the time. As the Council will be seeking to allocation new sites through the ID Plans there is likely to be a 5 year land supply in future. As such, the renewal of temporary permission will not be required, and it is therefore not considered appropriate to designate these sites for continued protection as other more suitable sites may exist.

### Question 1 - Permanent and authorised

Is the site permanent and authorised?

**Yes - Site is permanent and authorised**

**No - Site is not permanent and authorised**

**Site designated as an existing Gypsy and Traveller site**

**Site excluded and not designated as an existing Gypsy and Traveller site**

### Key pieces of evidence to support assessment:

- Elmbridge Core Strategy
- Planning Policy for Traveller Sites
- Traveller Accommodation Assessment

<sup>28</sup> Policies Map – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

<sup>29</sup> ID Plans – [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

**Key consultees**

- Friends, Families and Travellers
- The Gypsy Forum
- National Federation of Gypsy Liaison Groups
- Traveller Law Reform Project
- Irish Traveller Movement in Britain
- Gypsies and Travellers resident in the Borough
- Adjoining authorities

## **Annex 1 – Evidence Report**

## Potential SANG

### Summary of Stage A: Sustainability Assessment of options including reasons for rejection and choice of preferred option

Preferred Option																		
<b>Option A</b> – Designate suitable areas as ‘potential’ SANG in order to ensure the protection of the SPA in the long-term and/or offer a shared resource with adjoining boroughs																		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
+	+	0	+	+	0	0	+	0	0	0	+	+	0	+	0	+	0	0
<p><b>SA comments</b> – This option scores positively against objectives relating to health, accessibility, biodiversity and the environment (2, 5, 12 and 13) as the sites will be protected against any development that may compromise their potential future use as SANGs. The option will help to support economic growth and the delivery of housing (1, 17) across the Borough and wider area by providing mitigation to support the delivery of new housing.</p> <p><b>Reasons for choice of preferred option</b> – Whilst Elmbridge currently has sufficient SANG capacity available a Brooklands Community Park and Esher Common to support future development it is considered important to identify other potential SANG sites that can provide ongoing certainty in the long-term or act as a shared resource with adjoining boroughs. Given that the need for SANGs is relatively low at present and taking into account the amount of work involved in fully designating a SANG, this type of designation offers the opportunity to identify a sites potential future use as a SANG and protect them from any development or works that may compromise this.</p>																		

Alternative option considered	Reason for rejection																	
<b>Option B</b> – Fully designate suitable areas as SANG	There is a significant amount of work involved in fully designating a SANG in terms of working up proposals documents, securing ongoing management arrangements, site visits etc. Given that the Borough has sufficient SANG capacity at present and for the foreseeable future it is not considered appropriate to do this at the current time.																	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
+	++	0	+	++	0	0	+	0	0	0	++	++	0	+	0	+	0	0
<p><b>SA comments</b> - This option scores positively against objectives relating to health, accessibility, biodiversity and the environment (2, 5, 12 and 13) as the sites will be protected and enhanced through the SANG designation. There will be significant benefits in terms of habitat improvements and enhanced accessibility supported through developer contributions. The option will help to support economic growth and the delivery of housing (1, 17) across the Borough and wider area by providing mitigation to support the delivery of new housing.</p>																		
Alternative option considered	Reason for rejection																	
<b>Option C</b> – Do not designate suitable areas as ‘potential’ SANG or as a full SANG as we have sufficient for the plan period and beyond.	Sites that may have the potential to become SANGs are not protected from works or development that may compromise this. There would be no ongoing certainty in the long-term that SANGs can be provided or capacity to provide a shared resource with adjoining boroughs. Ensuring the delivery of mitigation across the SPA is vital to ensuring its protection.																	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0
<p><b>SA comments</b> – This option is unlikely to have significant effects on the majority of objectives. However, there are potential negative impacts on housing delivery and economic growth (1, 17) in the long-term as SANG provision may not be sufficient to provide mitigation beyond the plan period or be available for use by adjoining boroughs.</p>																		



### Sites over 12ha excluded as 'potential SANGs'

Ref	Site Name	Settlement	Size	Reason for exclusion
COB1	Old Common	Cobham	15.33	Shape of site means it would be difficult to achieve a circular walk. Parking issues already surrounding the site.
COB3	Knowle Hill Park	Cobham	22.67	Site privately owned
COB4	Fairmile Common	Cobham	125.87	Site is a SSSI and is therefore more sensitive to increased visitor pressure. This is not a priority site for designation at the current time.
COB5	Princes Coverts North	Cobham	295.66	Site privately owned with restricted access.
ESH1	West End Common	Esher	77.56	Site is a SSSI and is therefore more sensitive to increased visitor pressure. This is not a priority site for designation at the current time.
ESH2	Esher Common	Esher	96.99	Part of Esher Common is already designated as a SANG. The remaining area is a SSSI and is thought to have limited capacity to accommodate additional visitors.
HER1	Rydens School	Hersham	14.79	Land now owned by the school since it became an Academy.
HER2	Whiteley Village	Hersham	35.36	Site privately owned.
EWM1	Island Barn Reservoir	Molesey	49.29	Site privately owned
WAL2	Franklyn's Ex-tip	Walton	13.33	Planning permission granted for new sports stadium, outdoor pitches and associated park (see 2012/1185). If permission is implemented the park area would fall well below the 12ha threshold and the presence of built structures are likely to render it unsuitable for designation.
WEY1	Weybridge Heath	Weybridge	16.19	Site is too fragmented by roads. Not possible to achieve a coherent and safe 2.3-2.5km walk.
ESH3	Arbrook Common	Esher	40.71	Site is a SSSI and is therefore more sensitive to increased visitor pressure. This is not a priority site for designation at the current time.
COB6	Oxshott Heath	Cobham	64.54	Site is a SSSI and is therefore more sensitive to increased visitor pressure. This is not a priority site for designation at the current time.

## Open Space

### Summary of Stage A: Sustainability Assessment of options including reasons for rejection and choice of preferred option

Preferred Option																		
<b>Option B</b> – Designate some existing open space as ‘open space in the urban area’ and designate those sites important to the community as ‘Local Green Space’.																		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
0	+	0	+	0	0	0	+	0	0	0	++	++	+	+	0	0	0	0
<p><b>SA comments</b> – This option is likely to have positive impacts on objectives relating to health, accessibility, biodiversity, flooding, climate change and the natural environment (2, 4, 8, 12, 13, 14, 15) as it will ensure the protection of all open space within the urban areas in accordance with paragraph 74 of the National Planning Policy Framework. Those identified as Local Green Spaces will receive additional protection in accordance with paragraph 77-78 of the NPPF. These areas provide a valuable resource for recreation locally, supporting healthy living and reducing the need to travel, whilst also providing habitats for wildlife.</p>																		
<p><b>Reasons for choice of preferred option</b> – this will ensure that all areas of open space within the urban area are protected and those sites that are important to the local community will receive a greater level of protection.</p>																		

Alternative options considered								Reason for rejection										
<b>Option A</b> – Designate all existing open space as ‘open space in the urban area’								Whilst this would ensure that all areas of open space within the urban area are protected it will not offer greater protection to those areas of importance to the local community.										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
0	+	0	+	0	0	0	+	0	0	0	+	+	+	+	0	0	0	0
<p><b>SA comments</b> – This option is likely to have positive impacts on objectives relating to health, accessibility, biodiversity, flooding, climate change and the natural environment (2, 4, 8, 12, 13, 14, 15) as it will ensure the protection of all open space within the urban areas in accordance with paragraph 74 of the NPPF. It will not provide additional protection for those sites that are considered to be important to the community. These areas provide a valuable resource for recreation locally, supporting healthy living and reducing the need to travel, whilst also providing habitats for wildlife.</p>																		

## Open spaces not within the urban area excluded

Site Name	Settlement	Size
West End Rec Ground play area	Esher	0.04
Riverhouse Gardens Play Area	Walton	0.04
Downside Common	Cobham	0.05
Thrupps Lane Play Area	Hersham	0.05
Downside Common	Cobham	0.06
Thamesmead Open Space play area	Walton	0.06
Neilsons Field Play area	Molesey	0.09
Hawkshill Way	Esher	0.14
Morelane	Esher	0.15
Oatlands Recreation Ground Tennis Courts	Weybridge	0.15
Lower Green Rec Ground play area	Esher	0.16
Lower Green Rec Ground Skate Park	Esher	0.18
Oatlands Park Recreation Ground play area	Weybridge	0.19
Manor Road	Walton	0.23
Seven Arches Approach	Weybridge	0.24
Parkside School	Cobham	0.25
Land Adjacent to the Weir Hotel	Walton	0.25
Stompond Lane Garden	Walton	0.28
Blackhills	Esher	0.3
Brooklands Road Sports Centre	Weybridge	0.32
Pyports Allotments	Cobham	0.34
Walton Lane	Weybridge	0.36
Cobbs Green Common	Esher	0.52
Loriners Allotments	Cobham	0.53
Upper Common	?	0.55
Hillcrest Allotments	Dittons	0.55
Downside Common Allotments	Cobham	0.56
Walton Lane	Weybridge	0.56
St James' Churchyard	Weybridge	0.56
Weston Green Common	Dittons	0.57
Cranbrook Drive Primary School	Dittons	0.64
Walton Leigh School	Weybridge	0.69
Grenside Road Recreation Ground	Weybridge	0.72
Stoke Road Allotments	Cobham	0.77
Waterside Drive Verge adj Rec Ground	Walton	0.79
The Wilderness	Molesey	0.81
South Lodge Cemetery	Cobham	0.83
Oatlands War Memorial Allotments	Weybridge	0.88
Met Police Training Ground	Molesey	0.92
Cobham Cemetery Surplus	Cobham	0.95
Riverhouse Gardens	Walton	0.97
Clay Plantation	Cobham	1
Emberside Recreation Ground	Esher	1.04
Queens Park Road	Weybridge	1.05
Cobham	Cobham	1.08

Site Name	Settlement	Size
Burhill Primary School	Hersham	1.08
Vale Road Allotments	Esher	1.13
Telegraph Lane Allotments	Claygate	1.16
Woodstock Lane North	Dittons	1.17
Old Parks Copse	Cobham	1.21
Little Brick Field Copse	Cobham	1.21
Former John Nightingale School Playing Fields	Molesey	1.21
Walton Lane Tennis Courts	Weybridge	1.22
West End Allotments	Esher	1.26
Weston Green Common	Dittons	1.28
Randalls Farm Allotments	Cobham	1.4
Cobham Football Club	Cobham	1.42
Byfleet Road Sports Ground	Hersham	1.49
Cranmere Primary School	Claygate	1.62
Whiteley Village Sports Ground	Hersham	1.63
Goldstone Field	Cobham	1.66
Lower Green Recreation Ground	Esher	1.71
Weston Green	Esher	1.74
Crickets Close	Weybridge	1.85
Nurseries	Cobham	1.87
Sugden Road Allotments	Dittons	1.87
Bridgeway	Cobham	1.9
Middleton Road	Cobham	1.96
Sunbury Lock AIT	Walton	1.98
Littleworth Road	Esher	2.03
Ditton Common	Dittons	2.07
Hatchford Park	Cobham	2.09
Long Ditton Cricket Club	Dittons	2.17
Milbourne Lane School Sports Ground	Esher	2.18
Norton Wood	Cobham	2.31
The Bull Dogs	Weybridge	2.39
Walton Lane Recreation Ground	Weybridge	2.42
St George's Junior School playing fields	Weybridge	2.42
Ditton Common	Dittons	2.47
Oatlands Park Recreation Ground a	Weybridge	2.53
Point Meadow	Weybridge	2.62
Surbiton Cricket Club	Dittons	2.67
The Grapsome	Claygate	2.81
Cobham Cemetery	Cobham	2.84
Long Ditton Cemetery	Dittons	2.84
Old Johnians Football Club	Esher	3.04
Walton Common	Hersham	3.08
Elvedon Road	Cobham	3.14
Burwood Road Cemetery	Hersham	3.28
Brickfield Copse	Cobham	3.45
Manor Road Sports Ground	?	3.51



Site Name	Settlement	Size
The Fairmile Golf Driving Range	Cobham	3.65
Convent Lane Sports Ground	Hersham	3.65
Hawks Hockey Club	Hersham	3.68
Terrace Road Allotments	Walton	3.77
Weybridge Cemetery	Weybridge	3.78
Esher Rugby Football Club	Walton	3.9
Nielsons Field Open Space	Molesey	3.94
Reeds Weybridge RFC	Hersham	4.21
Burhill Road Allotments	Hersham	4.22
Sandown Sports Club	Esher	4.28
Rydens Road Recreation Ground	Walton	4.37
Waynelete Tower NSN	Esher	4.54
Feltonfleet School	Hersham	4.65
Island Barn Reservoir Sailing Club	Molesey	4.93
Ockham Common (North)	Cobham	5.35
Waterside Drive	Walton	5.39
Love Lane	Dittons	5.44
Leg of Mutton Field	Cobham	5.51
Queens Park	Hersham	5.63
Love Lane	Dittons	5.64
PD United Sports Ground	Hersham	5.7
Met Police Recreation Ground	Molesey	5.76
Stokes Field	Dittons	5.9
Notre Dame School	Hersham	5.91
Met Police Rec Ground North	Molesey	6.02
Danes Way	Cobham	6.09
Downside Common	Cobham	6.16
The Wilderness	Molesey	6.2
Walton Common	Weybridge	6.34
Whiteley Village AGS	Hersham	6.38
Thames Ditton and Esher Golf Course	Esher	6.49
Brooklands Lane Playing Fields	Weybridge	6.88
Linda Vandals Sports Ground	Weybridge	7.06
Met Police Sports Ground	Dittons	7.39
West End Rec Ground	Esher	7.4
Weston Green Sports and Country Club	Dittons	7.68
Ditton Common	Dittons	7.7
Sopwith Drive	Weybridge	7.93
Oatlands Park Hotel	Weybridge	8.15
Weybridge heath	Weybridge	8.22
Trinity C of E School	Esher	8.46
Rose Lodge Wood	Cobham	9.27
Hersham Riverside Park	Hersham	9.32
Longmore Meadow	Esher	9.96
Moore Place Golf Course	Esher	10.7
Walton Firs Scout Camp	Hersham	10.83

Site Name	Settlement	Size
American College Community	Cobham	10.94
Littleheath Common	Cobham	11.04
Old Chestnut Avenue	Esher	11.26
Weybridge Heath	Weybridge	11.53
Brooklands Airfield	Weybridge	12.31
Thames Ditton and Esher Golf Club	Esher	12.51
Desborough Island	Weybridge	12.51
Franklyn's Ex-Tip	Walton	13.33
Claygate Common	Claygate	14.34
Old Common	Cobham	15.33
Weybridge Heath	Weybridge	16.19
West End Common	Cobham	16.52
Hinchley Wood	Esher	18.81
Knowle Hill Park	Cobham	22.67
Molesey Heath	Walton	28.73
Whiteley Village	Hersham	35.36
Claremont Landscape Garden	Esher	39.47
Arbrook Common	Esher	40.71
Hersham Village Golf Club	Hersham	42.74
Surbiton Golf Course	Dittons	48.02
Littleworth Common	Esher	48.03
Island Barn Reservoir	Molesey	49.29
Chelsea FC training ground	Cobham	53.92
Silvermere Golf Course	Weybridge	54.16
Walton Common, Seven Hills Estate	Hersham	58.82
Sandown Park	Esher	59.56
Oxshott Heath	Cobham	64.54
Ockham Common	Cobham	69.34
Burhill Golf Course	Cobham	74.57
West End Common	Esher	77.56
Walton Common East	Hersham	87.44
Esher Common	Esher	96.99
St Georges Hill Golf Club	Weybridge	121.55
Fairmile Common	Cobham	125.87
Princes Coverts North	Cobham	295.66
Painshill Park	Hersham	66.2

## Strategic Employment Land

### Summary of Stage A: Sustainability Assessment of options including reasons for rejection and choice of preferred option

Preferred Option																		
<b>Option A</b> – Designate Strategic Employment Land based on the criteria set out in the Assessment Methodology documents																		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	++	0	0
<p><b>SA comments</b> – This option would reduce the amount of SEL overall. Whilst sites not designated as ‘strategic’ are still protected there is a more flexible approach to their management and consideration of alternative uses. As such, there could be a positive impact on the delivery of housing to meet needs (1). It will also take account of current economic circumstances and the market attractiveness of sites for continued employment use thus making the best use of existing buildings and previously developed land (6), providing employment opportunities to meet the needs of the local economy and supporting economic growth (17).</p> <p><b>Reasons for choice of preferred option</b> – ensures sites that are genuinely ‘strategic’ are protected and their function and integrity preserved. These larger sites provide scope for businesses to expand and offer opportunities for the clustering of mutually supportive industries or sectors. This will ensure a flexible approach to the management of employment land taking account of the changing economic circumstances and the likely market attractiveness of sites for continued employment use. It recognises that the supply of new employment land is likely to be limited in future and that these large sites provide important opportunities for intensification and expansion of businesses.</p>																		

Alternative options considered										Reason for rejection								
<b>Option B</b> – Designate Strategic Employment Land based on alternative criteria										Whilst alternative criteria could be selected this could lead to the designation and protection of some sites that are no longer attractive to the market. Protecting more sites as ‘strategic’ would reduce flexibility in managing employment land								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	-	-	0	0
<p>SA comments - Alternative criteria may result in more sites being protected as ‘strategic’ which could reduce flexibility in managing employment land. This could lead to sites being protected in employment use where there is no reasonable prospect of a site being used for that purpose resulting in vacant or under-used buildings. This would not make efficient use of land or support sustainable economic growth to meet the need of the local economy (6, 16 and 17).</p>																		



### Employment sites under 5ha / 10,000 sqm excluded

Ref	Settlement	Site Address	Size (ha)	Current Use	Current designation
EMP/CLA1	Claygate	Claygate House	1.49	B1	SEL
EMP/CLA2	Claygate	BT Telephone Exchange	0.72	B1	None
EMP/COB1	Cobham	74 & 78	1.2	B1	SEL
EMP/DHW1	Dittons	Kingston House Estate	3.61	A1 / B2	SEL
EMP/DHW2	Dittons	The Pavilion	1.01	B1	SEL
EMP/DHW3	Dittons	Telephone Exchange	0.47	?	None
EMP/DHW4	Dittons	Royal Thames House	0.23	B1 - vacant	None
EMP/DHW5	Dittons	Hampton Court Trading Estate	0.96	B1, B2, B8, SG	None
EMP/DHW6	Dittons	Ferry Works	0.72	B1, SG	None
EMP/ESH1	Esher	River Mole Industrial Park / Sandown Industrial Park	4.6	B1, B2, B8, SG	None
EMP/ESH2	Esher	Elmbridge Borough Council Offices	3.12	B1	None
EMP/HER1	Hersham	Riverdene Industrial Estate	1.16	B1, B2, B8	SEL
EMP/HER2	Hersham	Hersham Business Centre (formerly Air Products)	4.18	B1	SEL
EMP/HER3	Hersham	Garage	0.64	B2, SG, A1	None
EMP/EWM2	Molesey	Imber Court Trading Estate	3.08	B2, B8	SEL
EMP/EWM3	Molesey	Weir House/Thames House (Octagon Developments)	0.38	B1	None
EMP/WAL2	Walton	Walton Court	3.96		SEL
EMP/WAL3	Walton	PGS House & Nelson House	1.08	B1	None
EMP/WAL4	Walton	Hersham Road South	0.92	B1, SG	None
EMP/WAL5	Walton	Hersham Road North	2.1	B2, SG	None
EMP/WEY1	Weybridge	GlaxosmithKline	2.59	B1	SEL
EMP/WEY5	Weybridge	Various offices	0.68	B1	None
EMP/WEY6	Weybridge	Horizon Business Park	1.45	B1	None
EMP/WEY7	Weybridge	39-41 (Former Crest Nicholson)	0.66	B1	None



## Existing Gypsy and Traveller sites

### Summary of Stage A: Sustainability Assessment of options including reasons for rejection and choice of preferred option

Preferred Option																		
<b>Option A</b> – Designate existing permanent and authorised sites to protect them in their current use																		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
++	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<p><b>SA comments</b> – This option will ensure that existing sites are identified and safeguarded in their current use as Gypsy and Traveller sites. It is likely to have a positive effect on objectives relating to housing need, health and social exclusion (1, 2, and 3) by ensuring sufficient pitches are available in the long-term to meet need.</p> <p><b>Reasons for choice of preferred option</b> – Whilst existing sites are protected to a certain extent through Core Strategy Policy CS22: Gypsies, Travellers and Travelling Showpeople this will ensure that existing established sites for Gypsies and Travellers are identified and protected in their current use and help to ensure that sufficient pitches are available in the long-term to meet need.</p>																		

Alternative options considered									Reason for rejection									
<b>Option B</b> – Do not designate existing permanent and authorised sites to protect them in their current use (as existing)									Whilst existing sites are protected to a certain extent through Core Strategy Policy CS22: Gypsies, Travellers and Travelling Showpeople, this will not specifically identify and seek to protect established sites.									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<p><b>SA comments</b> – Whilst not being specifically identified, existing Gypsy and Traveller sites would still be protected through Core Strategy Policy CS22: Gypsies, Travellers and Travelling Showpeople and so effects are likely to be more limited with positive effects on objectives relating to housing need, health and social exclusion (1, 2, and 3).</p>																		
Alternative options considered									Reason for rejection									
<b>Option C</b> – Designate existing permanent/authorised and temporary/authorised sites for protection in their current use									Whilst existing sites are protected to a certain extent through Core Strategy Policy CS22: Gypsies, Travellers and Travelling Showpeople this will ensure that established sites for Gypsies and Travellers are identified and protected in their current use. However, temporary/authorised sites only have permission due to a lack of 5 year supply at the time. As the Council will be seeking to allocate new sites through the ID Plans there is likely to be a 5 year supply in future and it is therefore not considered appropriate to designate existing authorised temporary sites as other more suitable sites may exist.									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
++	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<p><b>SA comments</b> - This option will ensure that existing authorised sites, permanent or temporary, are identified and safeguarded in their current use as Gypsy and Traveller sites. It is likely to have a positive effect on objectives relating to housing need, health and social exclusion (1, 2, and 3) by ensuring sufficient pitches are available in the long-term to meet need.</p>																		

**Existing temporary/authorised Gypsy and Traveller sites excluded**

Ref	Settlement	Site Address	Current designation
GT/HER1	Hersham	Pleasant Place	Site has temporary planning permission for 4 pitches which expires on 19 May 2014.

## **Annex 2: Stage A – Sustainability Assessment of Options**

## Sustainability Appraisal/Strategic Environmental Assessment framework

SA Objective	Indicators	Decision aiding questions
<b>Social progress that meets the needs of everyone</b>		
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	Net housing completions	Will the plan: <ul style="list-style-type: none"> <li>• promote improvements in the availability and quality of the housing stock?</li> <li>• help provide a supply of affordable homes to meet identified needs?</li> <li>• provide pitches to for Gypsies and Travellers?</li> <li>• increase the rate of provision of affordable housing?</li> <li>• provide the right type and size of housing to meet local need?</li> <li>• help to reduce the number of homeless in the District?</li> <li>• increase the amount of extra-care or enhanced sheltered accommodation?</li> <li>• have a significant detrimental effect on the financial viability of delivering future housing?</li> </ul>
	5 year housing land supply	
	No of pitches approved for Gypsies, Travellers and Travelling Showpeople	
	Percentage of affordable housing	
	Number of households on housing register	
	Number of units delivered for older people	
	Average property price	
	Lower quartile house prices	
	Average monthly rent	
	Bedroom mix of new dwellings	
	Population profile	
2. To facilitate the improved health and wellbeing of the whole population.	Death rates from circulatory disease, cancer and stroke	Will the plan: <ul style="list-style-type: none"> <li>• help to improve the health of the community?</li> <li>• reduce health inequalities?</li> <li>• encourage healthy lifestyles?</li> </ul>
	Life expectancy	
	Percentage of people whose health is classed as good	
	Patients per GP	
3. To reduce poverty, crime and social exclusion.	Percentage of pupils achieving five or more A*-C GCSEs	Will the plan: <ul style="list-style-type: none"> <li>• address issues of deprivation?</li> <li>• help to overcome social exclusion?</li> <li>• improve access to and participation in education?</li> <li>• help to reduce crime levels?</li> <li>• help to reduce the fear of crime?</li> <li>• improve road safety?</li> </ul>
	Level of qualification of those living in the district	
	Average score for Indices of Multiple Deprivation (IMD) 2010	
	The number of recorded offences per 1000 people	
	Percentage of people who feel safe when outside in their local area	

SA Objective	Indicators	Decision aiding questions
4 To minimise the harm from flooding.	Number of properties at risk from flooding Number of permissions granted contrary to Environment Agency advice	Will the plan: <ul style="list-style-type: none"> <li>• reduce the risk of flooding to the development?</li> <li>• reduce the risk of flooding to adjacent development?</li> </ul>
5. To improve accessibility to all services and facilities.	Ranking in the Indices of Multiple Deprivation using the geographical sub domain (road access to GP, supermarket/convenience store, primary school and post office)	Will the plan: <ul style="list-style-type: none"> <li>• improve access to key services (education, employment, recreation, health, community services, cultural assets, historic environment)?</li> </ul>
<b>Effective protection of the environment</b>		
6. To make the best use of previously developed land and existing buildings.	Percentage of dwellings built on previously developed land Dwelling densities	Will the plan: <ul style="list-style-type: none"> <li>• encourage the re-use of existing buildings?</li> <li>• make the best use of PDL, so as to deliver sustainable development?</li> </ul>
7. To reduce land contamination and safeguard soil quality and quantity.	Amount of contaminated land remediated to suitable use	<input type="checkbox"/> Will the plan: <ul style="list-style-type: none"> <li>• reduce the risk of creating further contamination?</li> <li>• help to reduce the risk of contamination from designated sites?</li> <li>• help to remediate contaminated sites?</li> <li>• encourage on-site remediation?</li> </ul>
8. To ensure air quality continues to improve.	Number and extent of AQMAs Annual average of NO2 in AQMAs	Will the plan: <ul style="list-style-type: none"> <li>• help improve air quality?</li> <li>• support specific actions in designated AQMAs?</li> <li>• reduce pollution from traffic?</li> </ul>
9. To reduce noise pollution.	Number of noise complaints	Will the plan: <ul style="list-style-type: none"> <li>• ensure that people are not exposed to greater levels of noise?</li> </ul>
10. To reduce light pollution.	Percentage of permissions for new floodlights that include a condition to minimise light pollution and spillage	<input type="checkbox"/> Will the plan: <ul style="list-style-type: none"> <li>• help reduce light pollution?</li> </ul>

SA Objective	Indicators	Decision aiding questions
11. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water.	Biological/chemical quality of rivers and groundwater Water abstraction status Household per capita consumption (PCC) of water	Will the plan: <ul style="list-style-type: none"> <li>• increase pollution of groundwater, watercourses and rivers from run-off/point-sources?</li> <li>• improve the physical or ecological quality of a priority waterbody?</li> <li>• safeguard water resources to maintain an adequate level of river and ground water?</li> <li>• reduce the demand for water?</li> </ul>
12. To conserve and enhance biodiversity.	Number and area of designated sites Condition of SSSIs Improved local biodiversity Extent of ancient woodlands Extent of woodlands Number and area of SANGs SANG capacity Population of wild birds	Will the plan: <ul style="list-style-type: none"> <li>• continue to protect formally designated areas of nature conservation?</li> <li>• create more habitats?</li> <li>• prevent fragmentation, and increase connectivity, of habitats?</li> <li>• adequately defend and enhance protected species?</li> </ul>
13. To conserve and enhance the natural and historic environments and cultural assets.	Number of listed buildings, ancient monuments and conservation areas Statutory listed buildings at risk Number of statutory listed buildings demolished Scheduled ancient monuments at risk Number of conditions recommended on archaeological sites	Will the plan: <ul style="list-style-type: none"> <li>• continue to conserve and/or enhance the Borough's heritage assets and their settings</li> <li>• continue to conserve and/or enhance the Borough's cultural assets?</li> <li>• promote sensitive reuse of culturally important buildings, where appropriate?</li> <li>• protect historic townscapes, settlement character, distinctiveness and sense of place?</li> <li>• lead to the improved management or restoration of a heritage asset?</li> <li>• protect and enhance the District's natural urban greenspace, strategic views and landscape?</li> </ul>

SA Objective	Indicators	Decision aiding questions
14. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	Proportion of travel to work by mode	Will the plan: <ul style="list-style-type: none"> <li>• reduce the need to travel, especially by car/lorry?</li> <li>• reduce the need for car ownership?</li> <li>• increase walking/cycling levels?</li> <li>• provide walking, cycling and public transport infrastructure?</li> <li>• be accommodated within the existing public transport constraints?</li> </ul>
	Household transport	
15. To ensure that the District adapts to the impacts of the changing climate.	Per capita emissions of CO2	Will the plan: <ul style="list-style-type: none"> <li>• reduce the need to adapt in the future?</li> </ul>
<b>Maintenance of high and stable levels of growth</b>		
16. Provide for employment opportunities to meet the needs of the local economy.	Annual change in employment floorspace	Will the plan: <ul style="list-style-type: none"> <li>• have a significant detrimental effect on the financial viability of delivering future employment development?</li> <li>• provide for the needs of economy, especially local business?</li> <li>• encourage diversity and quality of employment?</li> <li>• encourage provision of jobs accessible to residents?</li> </ul>
	Percentage of vacant employment floorspace	
	Percentage of unemployed economically active people	
	Proportion of people claiming unemployment benefits	
	Percentage of people unemployed for over a year	
	Percentage of economically active people of working age	
17. Support economic growth which is inclusive, innovative and sustainable	Number of VAT registrations and deregistrations	Will the plan: <ul style="list-style-type: none"> <li>• provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>• increase the economic benefit derived from the historic environment?</li> <li>• promote heritage led regeneration?</li> </ul>
	Earnings by residents and workforce	
	UK Competitiveness Index ranking	
<b>Prudent use of natural resources</b>		
18. To achieve sustainable production and use of resources	Electricity use per capita	Will the plan: <ul style="list-style-type: none"> <li>• reduce the use of primary resources, or create markets for recycled materials?</li> </ul>
	Gas use per capita	

SA Objective	Indicators	Decision aiding questions
19. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems.	Installed capacity for energy production from renewables Sustainability credentials of new development	Will the plan: <ul style="list-style-type: none"> <li>• reduce the need for energy use?</li> <li>• improve the energy efficiency of the building stock?</li> <li>• support decentralised energy generation?</li> <li>• support the development of CHP?</li> <li>• facilitate the generation/use of renewable energy?</li> </ul>