



**Elmbridge**

**Borough Council**

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## **Elmbridge Local Plan**

Proposed Submission Development Management Plan  
Draft Sustainability Appraisal Report  
(Non-Technical Summary)

**February 2014**

Website: [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning)

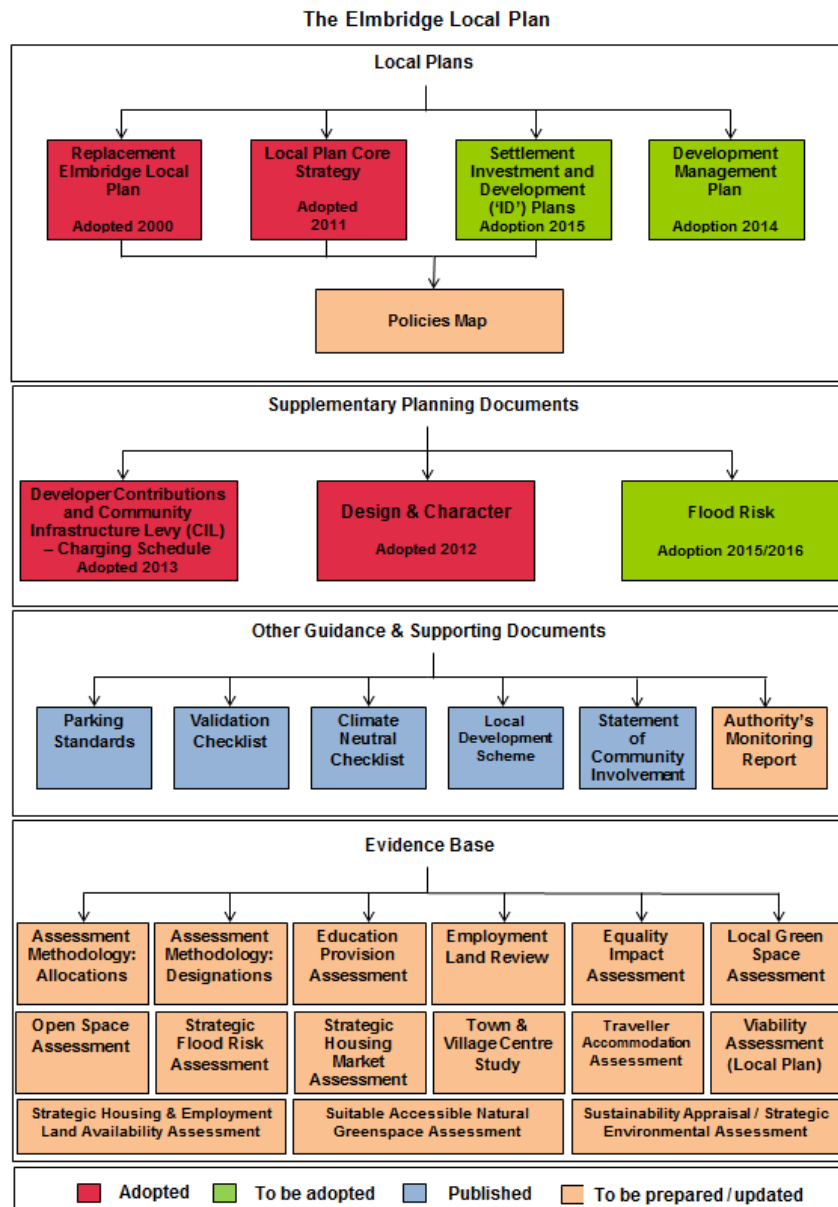
Email: [consultation@elmbridge.gov.uk](mailto:consultation@elmbridge.gov.uk)

# 1. Non-technical summary

## The Development Management Plan

1.1 The Development Management Plan sets out detailed, criteria based planning policies which will be used to assess planning applications. The policies focus on positive outcomes rather than negatively worded policies with strict criteria that attempt to 'control' development. The Plan will form part of the Council's Local Plan alongside its Core Strategy, which was adopted in July 2011 (Figure 1).

**Figure 1: The Elmbridge Local Plan**



1.2 The publication version of the Plan includes a total of 22 policies covering an range of topics designed to add detail to support the Core Strategy (Table 1) and replace a number of policies within the Saved Elmbridge Borough Local Plan 2000.

**Table 1: Development Management policies and associated Core Strategy policies**

| Development Management Policy                          | Core Strategy Policy  |
|--|---|
| DM1 - Presumption in favour of sustainable development | CS1 – Spatial Strategy  |
| DM2 - Green Belt (development of new buildings)        | CS1 – Spatial Strategy<br>CS14 – Green Infrastructure   |
| DM3 - Green Belt (development of existing buildings)   | CS1 – Spatial Strategy<br>CS14 – Green Infrastructure   |
| DM4 - Horse-related uses and development               | CS14 – Green Infrastructure   |
| DM5 - Open space and views                             | CS14 – Green Infrastructure   |
| DM6 - Nature conservation and biodiversity             | CS14 – Green Infrastructure<br>CS15 - Biodiversity  |
| DM7 - Recreational uses of waterways                   | CS1 – Spatial Strategy<br>CS12 – The River Thames and its Tributaries   |
| DM8 - Social and community facilities                  | CS16 – Social and Community Infrastructure  |
| DM9 - Housing  | CS1 – Spatial Strategy<br>CS2 – Housing Provision, Location and Distribution<br>CS3-11 – Settlement Policies<br>CS17 – Local Character, Density and Design<br>CS19 – Housing Type and Size<br>CS20 – Older People<br>CS21 – Affordable Housing<br>CS25 – Travel and Accessibility<br>CS27 – Sustainable Buildings |
| DM10 - Employment                                      | CS1 – Spatial Strategy<br>CS18 – Town Centre Uses<br>CS23 – Employment Land Provision   |
| DM11 - Heritage  | CS1 – Spatial Strategy<br>CS17 – Local Character, Density and Design<br>Threaded through CS3 – CS11 – Settlement Policies   |
| DM12 - Riverside development and uses                  | CS1 – Spatial Strategy<br>CS12 – River Thames and its tributaries<br>CS14 – Green Infrastructure<br>CS15 – Biodiversity<br>CS17 – Local Character, Density and Design   |
| DM13 - Evening economy                                 | CS3-11 – Settlement Policies<br>CS18 – Town Centre Uses   |
| DM14 - Advertisements, shopfronts and signage          | CS18 – Town Centre Uses   |

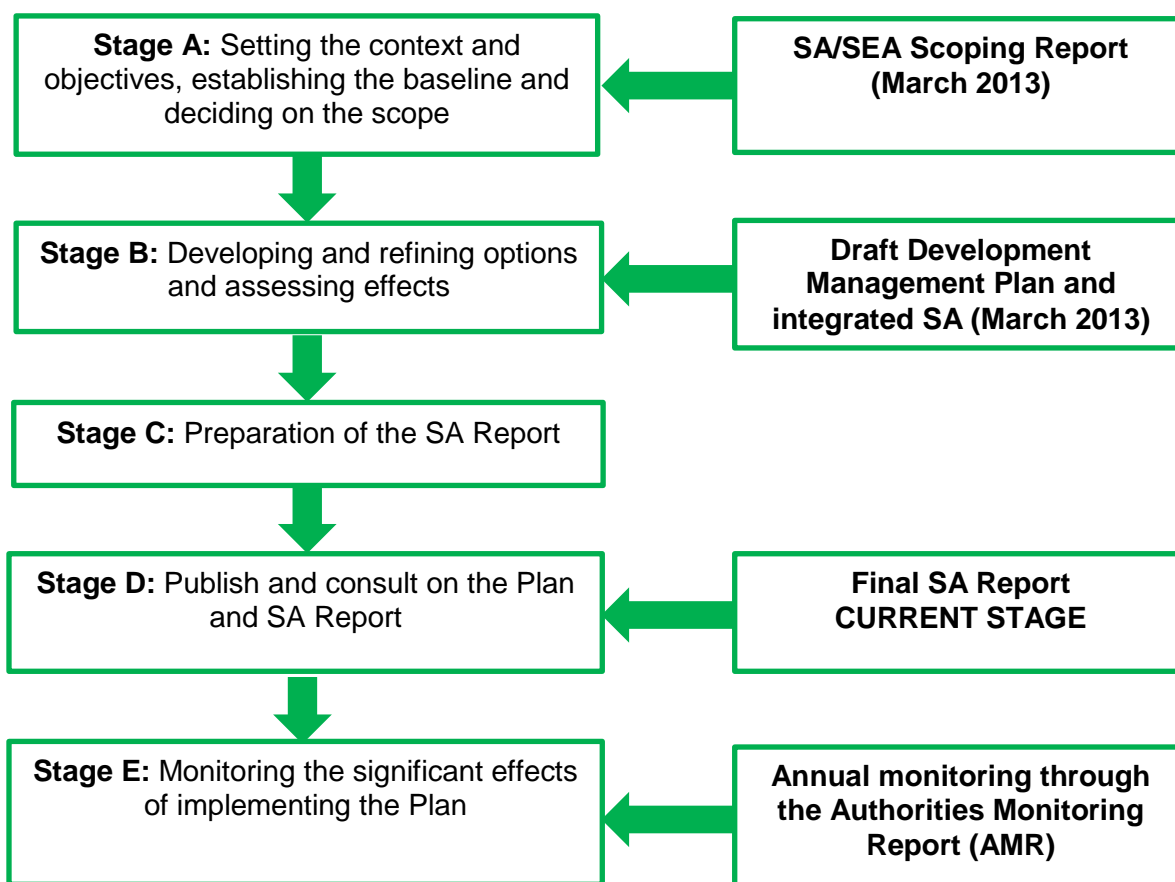
| Development Management Policy               | Core Strategy Policy  |
|---|---|
| DM15 - Telecommunications                   | CS23 – Employment Land Provision  |
| DM16 - Design and amenity                   | CS17 – Local Character, Density and Design  |
| DM17 - Mixed uses                           | CS1 – Spatial Strategy<br>CS2 – Housing Provision, Location and Distribution<br>CS3 – CS11 – Settlement Policies<br>CS16 – Social and Community Infrastructure<br>CS17 – Local Character, Density and Design<br>CS18 – Town Centre Uses<br>CS23 – Employment Land Provision |
| DM18 - Comprehensive development            | CS1 – Spatial Strategy<br>CS2 – Housing Provision, Location and Distribution<br>CS16 – Social and Community Infrastructure  |
| DM19 - Pollution                            | CS15 – Biodiversity<br>CS25 – Travel and Accessibility  |
| DM20 - Landscape and trees                  | CS1 – Spatial Strategy<br>CS12 – River Thames and its tributaries<br>CS14 – Green Infrastructure<br>CS15 – Biodiversity<br>CS17 – Local Character, Density and Design   |
| DM21 - Access and parking                   | CS25 – Travel and Accessibility   |
| DM22 - Refuse, recycling and external plant | n/a   |

## Sustainability Appraisal

1.3 The SA of the Development Management Plan has been completed in the context of the Core Strategy which sets out the vision, spatial strategy and strategic policies (such as housing targets) for the Borough. Since the more detailed policies in the Development Management Plan must be in conformity with, and support the implementation of, the Core Strategy many of the key sustainability issues regarding development in the Borough have already been assessed and appropriate mitigation put in place as part of that Plan. The SA of the Core Strategy can be found on the Council's website at [www.elmbridge.gov.uk/planning/policy](http://www.elmbridge.gov.uk/planning/policy). The approach taken by the Council to SA for the Development Management Plan follows the five stage process, outlined in Figure 2.

1.4 As part of the preparation of the preferred approach set out in the Draft Development Management Plan, various policy options were appraised. The appraisal findings were then included as part of the justification for the choice of preferred policies and consulted on as part of the Draft Plan. Any comments on the SA were considered and taken into account in the preparation of the publication version of the plan and reflected in the SA Report. In addition, the impact of any significant changes to the preferred policies was considered in refining each policy.

**Figure 2: Development Management Plan and SA stages**



**SA framework**

1.5 The Scoping Report sets out the context, background evidence and key sustainability issues that informed the setting of 19 SA Objectives covering a range of environmental, social and economic factors and were used to assess the Development Management Plan.

**Table 1: SA Objectives**

| Sustainability Appraisal Objective  |
|---|
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford |
| 1. To facilitate the improved health and well-being of the whole population   |
| 2. To reduce poverty, crime and social exclusion  |
| 3. To minimise the harm from flooding   |
| 4. To improve accessibility to all services and facilities  |
| 5. To make the best use of previously developed land and existing buildings   |
| 6. To reduce land contamination and safeguard soil quality and quantity   |
| 7. To ensure air quality continues to improve   |

| Sustainability Appraisal Objective   |
|--|
| 8. To reduce noise pollution   |
| 9. To reduce light pollution   |
| 10. To improve the water quality of rivers and groundwater, and maintain an adequate supply of water   |
| 11. To conserve and enhance biodiversity within the plan area  |
| 12. To protect and enhance the natural, archaeological, historic environments and cultural assets  |
| 13. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure                 |
| 14. To ensure that the District adapts to the impacts of the changing climate  |
| 15. Provide for employment opportunities to meet the needs of the local economy  |
| 16. Support economic growth which is inclusive, innovative and sustainable   |
| 17. To achieve sustainable production and use of resources   |
| 18. To increase energy efficiency and the production of energy from low carbon technologies, renewable sources and decentralised generation systems. |

1.6 This framework was used to assess the potential impacts of proposed policy options, inform the choice of preferred option and refine final policies.

### Likely effects of the plan

1.7 A summary of the appraisal of the options and rejected alternative approaches for the policies contained in the Draft Plan is included within the full SA Report. Following public consultation the preferred policies were amended and the SA assessment updated where appropriate. A summary of the final SA assessment of policies included within the publication Plan is included below and is based on the following scale.

**Table 2: Sustainability Appraisal Effects**

| Type of Effect |   |
|----------------|---|
| ++             | Likely to have significant positive effects |
| +              | Likely to have positive effects             |
| 0              | Neutral                                     |
| -              | Likely to have negative effects             |
| --             | Likely to have significant negative effects |

**Table 3: Proposed Submission version – Assessment matrix**

|      | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
|------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|
| DM1  | + | + | + | + | + | + | + | + | + | +  | +  | +  | +  | +  | +  | +  | +  | +  | +  |
| DM2  | 0 | + | + | + | + | + | 0 | + | + | +  | +  | +  | ++ | +  | +  | 0  | 0  | +  | +  |
| DM3  | + | + | + | 0 | + | + | 0 | + | + | 0  | 0  | 0  | 0  | +  | 0  | +  | +  | 0  | 0  |
| DM4  | + | + | + | 0 | + | + | 0 | 0 | 0 | 0  | 0  | +  | 0  | +  | 0  | +  | +  | 0  | 0  |
| DM5  | 0 | + | 0 | 0 | 0 | 0 | + | + | + | +  | +  | 0  | 0  | 0  | +  | 0  | 0  | 0  | 0  |
| DM6  | 0 | + | 0 | + | 0 | 0 | 0 | + | 0 | 0  | 0  | +  | ++ | 0  | +  | 0  | 0  | 0  | 0  |
| DM7  | 0 | 0 | + | 0 | + | 0 | 0 | 0 | + | +  | 0  | +  | +  | +  | 0  | 0  | 0  | 0  | 0  |
| DM8  | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | 0  | 0  | ++ | 0  | +  | 0  | 0  | 0  | 0  |
| DM9  | 0 | + | + | 0 | + | + | 0 | 0 | 0 | 0  | 0  | 0  | ++ | +  | 0  | +  | +  | 0  | 0  |
| DM10 | + | + | 0 | 0 | + | + | 0 | 0 | 0 | 0  | 0  | 0  | +  | +  | 0  | +  | +  | 0  | 0  |
| DM11 | 0 | 0 | 0 | 0 | 0 | + | 0 | + | + | 0  | 0  | 0  | ++ | 0  | +  | 0  | 0  | +  | 0  |
| DM12 | 0 | 0 | 0 | 0 | 0 | + | 0 | + | + | 0  | 0  | 0  | ++ | 0  | +  | 0  | 0  | +  | 0  |
| DM13 | 0 | + | 0 | + | + | 0 | 0 | 0 | 0 | 0  | +  | +  | +  | +  | +  | 0  | 0  | 0  | 0  |
| DM14 | 0 | 0 | + | 0 | + | + | 0 | 0 | + | 0  | 0  | 0  | 0  | +  | 0  | +  | +  | 0  | 0  |
| DM15 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | ++ | 0  | +  | ++ | 0  | 0  | 0  | +  | 0  | 0  |
| DM16 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0  | 0  | 0  | +  | +  | 0  | +  | +  | 0  | 0  |
| DM17 | - | 0 | 0 | 0 | + | + | + | 0 | 0 | 0  | 0  | +  | +  | +  | 0  | -  | -  | 0  | 0  |
| DM18 | - | 0 | 0 | 0 | + | + | + | 0 | 0 | 0  | 0  | +  | +  | +  | 0  | -  | -  | 0  | 0  |
| DM19 | 0 | + | 0 | 0 | + | 0 | 0 | 0 | 0 | 0  | 0  | +  | +  | 0  | 0  | +  | +  | 0  | 0  |
| DM20 | - | + | 0 | + | + | + | 0 | 0 | 0 | 0  | 0  | +  | +  | 0  | 0  | -  | -  | 0  | 0  |
| DM21 | 0 | + | 0 | + | 0 | + | 0 | 0 | 0 | 0  | 0  | +  | +  | 0  | 0  | 0  | 0  | 0  | 0  |
| DM22 | 0 | + | 0 | 0 | + | 0 | 0 | 0 | + | 0  | +  | +  | +  | +  | +  | 0  | 0  | 0  | 0  |

1.8 As the Development Management Plan seeks to add further detail to support policies within the Core Strategy, which has already been subject to SA, the policies within the Plan are predicted to only have a limited effect.

**Mitigation measures**

1.9 This SA report identifies the likely negative and positive impacts each policy has on achieving sustainability objectives. It demonstrates that the proposed publication version of the Plan will complement the Core Strategy in contributing towards delivering the social, economic and environmental objectives set out in the SA framework. Where any potential negative effects were identified, it was concluded that the draft policies in the Plan or Core Strategy adequately alleviated or mitigated the impacts.