

Sustainability Appraisal of Waverley Borough Local Plan Part 2

Addendum to the Sustainability Appraisal Report -
Regulation 19

September 2021

5160540



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Glossary

AGLV	Area of Great Landscape Value
ALC	Agricultural Land Classification
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BaU	Business as Usual
BMV	Best and Most Versatile
CPRE	Campaign to Protect Rural England
DCLG	Department for Communities and Local Government
DM Policy	Development Management Policy
EqlA	Equality Impact Assessment
EV	Electric Vehicle
GHG	Greenhouse Gas
GIS	Geographical Information System
HRA	Habitats Regulation Assessment
LAA	Land Availability Assessment
LNR	Local Nature Reserve
LPP1	Local Plan Part 1
LPP2	Local Plan Part 2
LZEV	Low / Zero Emission Vehicle
MHCLG	Ministry of Housing, Communities and Local Government
NGO	Non-Governmental Organisation
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
ODPM	Office of the Deputy Prime Minister
PDL	Previously Developed Land
PPPs	Plans, Policies and Programmes
PPTS	Planning Policy for Gypsy and Traveller Sites
PROW	Public Right of Way
pSPA	Potential Special Protection Area
SA	Sustainability Appraisal
SANG	Suitable Alternative Natural Greenspace
SAC	Special Area of Conservation
cSAC	Candidate Special Area of Conservation
SDC	Strategic Development Corridor
SEA	Strategic Environmental Assessment
SME	Small and Medium Enterprises
SPA	Special Protection Area
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems

WBC	Waverley Borough Council

1. Introduction

Waverley Borough Council (WBC) consulted upon the Draft Local Plan Part 2 (LPP2), the 'Pre-Submission Plan', between 27th November 2020 and 29th January 2021.

Whilst it was anticipated that LPP2 Pre-Submission Plan would be the version of the plan that WBC would submit to the Secretary of State for independent examination, WBC now proposes a number of changes to the plan. Firstly, WBC has identified a number of minor changes to the plan. These cover factual updates, changes to provide clarity and minor changes to some policies and text in response to some representations. These 'Minor Modifications' are set out in a separate schedule with the intention that they will be submitted alongside the Plan when it is submitted for examination. The nature of these Minor Modifications is such that WBC does not consider that they need to be subject to any further consultation before the Plan is submitted for examination.

WBC is also proposing other changes that are more significant. These modifications are set out in an Addendum to LPP2 and are to be subject to further focussed consultation. The modifications contained in the Addendum and that are to be subject to further consultation all relate to proposed site allocations in Haslemere. These changes include the following:

- The removal of the previously proposed housing allocation at Red Court, Scotland Lane, Haslemere from the Plan;
- The addition of a new housing site allocation at The Royal Junior School, Portsmouth Road, Hindhead;
- Adjustments to the site boundaries of the proposed allocations at the Weyhill Youth Campus, Haslemere and the Old Grove, Hindhead.
- Amendments to the proposed yields on the following sites: Haslemere Key Site, Haslemere; Weyhill Youth Campus, Haslemere; Haslemere Preparatory School, Haslemere; Fairground Car Park, Haslemere; and the Old Grove, Hindhead.

The removal of the proposed housing allocation at Red Court means that there is also an associated change to the Haslemere settlement boundary.

WBC has also taken the opportunity to update the relevant housing supply data to a new base date of 1st April 2021. This means that in relation to Haslemere the residual number of homes that need to be allocated to meet the minimum allocation from Local Plan Part 1 changes from 320 to 316.

The Local Plan Part 2 Pre-Submission Plan and the proposed changes, as detailed within the Pre-Submission Plan Addendum to LPP2, is the version of the plan which the Council intends to submit to the Secretary of State for examination and ultimately wishes to adopt. The Addendum document will be accompanied by an updated policies map and the supporting documents which have been updated to support the Addendum.

As such, this Sustainability Appraisal Addendum is provided to show consideration of sustainability in light of the proposed changes to LPP2 as noted in the Pre-Submission Plan Addendum to LPP2. It is not a full re-consideration of LPP2 and only deals with those changes noted in the Addendum. Therefore, for full detail of sustainability considerations in respect of LPP2, this document should be read in conjunction with the Sustainability Appraisal of Waverley Borough Local Plan Part 2 (the SA Report).

2. Proposed changes as set out in the Pre-Submission Plan Addendum to LPP2

WBC consulted on the Pre-Submission Local Plan Part 2 (LPP2) between the 27th November and 29th January 2021. The consultation resulted in 1242 comments from 418 individual respondents. As a result of the representations made, a review of LPP2 was carried out and a series of modifications are now proposed. A summary of the proposed modifications is as follows. Full details can be found in the Pre-Submission Plan Addendum to LPP2.

2.1.1. Summary of modifications to Haslemere housing allocations

Following the consideration of representations received and further assessment of sites promoted for housing development as a result of the consultation on the Pre-Submission version of LPP2, it is considered by WBC

that the proposed housing allocations for Haslemere in LPP2 should be as set out in Table 2-1 below. Note that those sites highlighted in bold have been modified since the development of the SA Report and as such are addressed in this SA Addendum. Details of those sites not highlighted in Bold (i.e. DS02, DS03, DS09, DS10 and DS11) are contained within the SA Report and are not considered further here.

It is to be specifically noted that DS06 The Royal Junior School, replaces the site at Red Court, which is no longer being proposed within LPP2 and as such has been removed.

Table 2-1 - Proposed Allocated Housing Sites to be consulted on in the Pre-Submission Addendum for Haslemere

Ref.	Site	Net Yield (No. of Dwellings)	Site area (ha)
DS01	Haslemere Key Site, Haslemere	30	2.5
DS02	Barons of Hindhead (Central Hindhead), London Road, Hindhead	38	1.6
DS03	Andrews of Hindhead, Portsmouth Road, Hindhead	35	0.55
DS04	Wey Hill Youth Campus, Haslemere	34	0.88
DS05	Haslemere Prep School, The Heights, Hill Road, Haslemere	24	1
DS 06	The Royal Junior School, Hindhead	90	9.6
DS07	Fairground Carpark, Wey Hill, Haslemere	20	0.6
DS08	The Old Grove, High Pitfold, Hindhead	40	2.4
DS09	National Trust Car Park, Branksome Place, Hindhead Road, Haslemere	13	0.4
DS10	Hatherleigh, Tower Road, Hindhead	5	0.49
DS11	34 Kings Road, Haslemere	5	0.3
	Total	334	

DS01: Haslemere Key Site, West Street, Haslemere – In the Pre-Submission version of LPP2 the site was allocated for at least 40 dwellings; in light of some of the concerns raised regarding the proposed yield for this site, WBC consider a reduction of the yield to at least 30 dwellings is appropriate.

DS04: Land at Weyhill Youth Campus - allocated for 40 dwellings. Since the Pre-Submission version of LPP2 it has been confirmed that the lease of the scout hut to the Scouts has been extended. Therefore, it is proposed to reduce the site area to take account of this. Accordingly, it is proposed that the site is now appropriate for a yield of 34 dwellings to reflect the reduced area of the proposed allocation.

DS05: Haslemere Preparatory School, The Heights, Hill Road, Haslemere – allocated for 21 dwellings. In June 2021, the site gained planning permission via appeal (WA/2018/1771) for the erection of 25 dwellings following the demolition of the existing school buildings and existing dwelling (net 24 dwellings). Accordingly, it is proposed that the net yield for this allocation is amended to 24 dwellings.

DS06: The Royal Junior School, Hindhead - It is considered that an appropriately designed development of around 90 dwellings would be achievable and is deliverable within the Plan period.

DS07: Fairground Car Park, Wey Hill, Haslemere - In the Pre-Submission version of LPP2 the site was allocated for at least 55 dwellings; in light of some of the concerns raised regarding the proposed yield for this site in the context of a mixed use development, WBC consider a reduction of the yield to at least 20 dwellings is appropriate.

DS08: The Old Grove, High Pitfold, Haslemere - The site is already proposed for an allocation in the Pre-Submission version of LPP2 for 18 dwellings on part of the site. However, since the consultation on the pre-submission LPP2 was carried out, more of the site is now available which currently provides specialist residential care accommodation and a range of specialist services. The site is being promoted for 40 dwellings as a result of the proposed intensification and reconfiguration of the existing C2 accommodation.

3. Sustainability Appraisal of proposed changes

3.1. Assessment of Sites

As noted, a number of amendments have been made to the potential site options brought forward by WBC for assessment, in line with the methodology set out in the SA Report (Section 2.3).

A summary table of the amended sites proposed for LPP2 as set out in the Pre-Submission Plan Addendum is provided below, followed by a short description of the performance of each site against the SA Objectives and a conclusion as to whether the site is considered more or less sustainable; detailed site assessments are provided in Appendix A to this SA Addendum.

Site	Site Capacity	SA Objective														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Haslemere Key Site, Haslemere	30	0	-	+++	--	---	-	---	+	+	+	+	-	+	+++	-
Wey Hill Youth Campus, Haslemere	34	-	-	+	-	-	-	--	+++	-	+	-	-	+	+++	-
Haslemere Prep School, The Heights, Hill Road, Haslemere	24	-	-	+	0	--	--	--	+++	--	+	-	-	-	+	-
The Royal Junior School, Hindhead	90	-	--	-	0	-	---	-	+	+	+++	+	-	+	-	-
Fairground Carpark, Wey Hill, Haslemere	20	-	-	+	-	-	-	--	-	--	+	+	-	+	+++	-
The Old Grove, High Pitfold, Hindhead	40	0	--	-	-	-	---	-	+	+	+++	+	-	+	--	-

As noted in the SA Report, the SA Objectives are:

1. Protect and enhance all biodiversity and geological features.
2. Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites
3. Promote climate change mitigation in Waverley Borough
4. Support the resilience of Waverley Borough to the potential effects of climate change
5. Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets.
6. Protect and enhance the character and quality of Waverley Borough's landscape and townscapes
7. Improve air, soil and water quality
8. Ensure the efficient use of land
9. Use and manage water resources in a sustainable manner
10. Provide everyone in Waverley Borough with the opportunity to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures.
11. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities
12. Reduce deprivation and promote more inclusive and self-contained communities
13. Improve the health and wellbeing of Waverley Borough's residents
14. Promote sustainable transport use and reduce the need to travel
15. Promote the economic vitality of Waverley Borough

3.1.1. Haslemere Key Site

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
141 Haslemere Key Site	0	-	+++	--	---	-	---	+	+	+	+	-	+	+++	-	2.5	30

The site comprises a mix of building types (predominantly retail and commercial) and large areas of hardstanding / car parking. The surrounding area is urban comprising a mix of residential and commercial land types.

In terms of **Significant** effects, two **Major Adverse effects** have been identified: the site is located partially within Source Protection Zone 2 therefore will require water quality surveying and integration of mitigation measures specific to the groundwater environment; and is located partially within a Conservation Area and an Archaeological Asset, therefore further heritage assessment and consideration of sensitive design would be required.

The site also scores one **Moderate Adverse** effect: The site lies partially within flood zone 2 and 3 and will therefore require a Flood Risk Assessment.

The site has scored two **Major Beneficial** effects, due to its proximity to sustainable transport, services and facilities and likely ability to support low carbon energy infrastructure (SA Objectives 3 and 14).

In addition to the significant effects, four Minor Adverse effects have been identified where mitigation will likely be more readily achievable; in relation to SA Objective 2 due to the sites proximity to designated areas, in relation to Objective 6 as the site is 1km from the South Downs National Park, and close to the AONB, designated Green Belt and an Area of Great Landscape Value; and SA Objectives 12 and 15, as overall deprivation and employment deprivation within the area is low in comparison to other sites. It is reasoned that development here would detract from opportunities to improve levels of overall deprivation within other, more overall deprived areas.

One Neutral effect has been identified in relation to biodiversity, as the site is PDL.

Five Minor Beneficial effects have been assessed in relation to the efficient use of land (Objective 8) as the site is PDL, negligible additional water demand due to the existing uses and smaller scale of development proposed (Objective 9), and its location in relation to facilities such as healthcare and schools (SA Objectives 13 and 11). Finally, the site is anticipated to provide 30 dwellings in the town of Haslemere (Objective 10), attributed Minor Beneficial effects.

Relative to other sites within Haslemere, this site is considered more sustainable in respect of the SA Objectives.

3.1.2. Land at Wey Hill Youth Campus

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
697 Land at Wey Hill Youth Campus	-	-	+	-	-	-	--	+++	-	+	-	-	+	+++	-	0.88	34

The site comprises commercial/industrial units, community buildings, areas of hardstanding and residential properties. Maintained gardens associated with the residential properties and isolated mature trees are also present within the site.

Two **Major Beneficial** effects have been identified with respect to this site. The site lies entirely within an 'Urban' area and is currently used commercial/industrial units, areas of hardstanding and residential properties (Objective 8), and is in close proximity to a range of sustainable transport methods and the town centre thereby reducing the need to travel by car (Objective 14).

In terms of Significant effects, no **Major Adverse** effects have been identified.

One **Moderate Adverse** effect has been identified: The site lies in close proximity to a Source Protection Zone 2 (Objective 7) necessitating appropriate consideration during design and construction.

In addition to the significant effects, nine Minor Adverse effects have been assessed: in relation to Objective 1, the site is in close proximity to an ancient woodland, and the site's proximity to an SPA and SSSI attribute minor adverse effects (Objective 2). The site is in close proximity to Flood Zones (Objective 4) and a number of heritage assets (Objective 5). The South Downs National Park and an AONB are within 1km of the site (Objective 6) and the site would provide limited opportunity for integration of SuDS due to its smaller size (Objective 9). The site's proximity to a number of existing services and facilities (Objective 11) and the site relative overall deprivation score are also considered minor adverse (Objective 12). Finally, the site's relative employment deprivation score is considered minor adverse.

Three Minor Beneficial effects have been identified in relation to the site's proximity to local shops and a town centre (Objective 3) and the site's health deprivation score, relative to other sites (Objective 13). The site is also found to contribute positively to a range of house types and sizes (Objective 10).

Relative to other sites within Haslemere, this site is considered more sustainable in respect of the SA Objectives.

3.1.3. Haslemere Preparatory School, The Heights, Hill Road

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
980 Haslemere Preparatory School, The Heights, Hill Road	-	-	+	0	--	--	--	+++	--	+	-	-	-	+	-	1	24

This site is a former school site, made up of school buildings and associated hard standing (parking and play areas), along with some grassed areas. The site is bounded in a number of areas by mature trees and ornamental planting.

In terms of Significant effects, no **Major Adverse** effects have been identified.

One **Major Beneficial** effect has been identified with this site which is in relation to its efficient use of land, being PDL with a soil classification of 'Urban' (Objective 8).

Four **Moderate Adverse** effects have been identified: on balance the site proximity to cultural heritage assets including a Conservation Area, Listed Building and location partially within an Archaeological Asset (Objective 5) will necessitate further heritage assessment; its situation within the Haslemere Hillside local landscape designation and close to the AONB (Objective 6) will require further assessment of landscape impacts and design to consider integration of mitigation measures such as landscape planting; its situation within SPZ 3 (Objective 7) may require water quality surveying and integration of mitigation measures specific to the groundwater environment; and the site's anticipated additional water demand in combination within its limited capacity to integrate SuDS (Objective 9), though opportunities for SuDS should be sought where possible in the design.

In addition to the significant effects, the site has six Minor Adverse effects: in relation to biodiversity, the site is within 0.3km to ancient woodland (Objective 1), within 2.5km to an SPA and SSSI (Objective 2), and is relatively distant to a range of services and facilities (Objective 11). The site is also assessed less favourably in term so overall, health and employment deprivation (Objectives 12, 14 and 15 respectively).

Three Minor Beneficial effects have been identified in relation to the site promotion of climate change mitigation, it is in relatively close proximity to a bus stop, local shops and town centre (Objective 3). The site also supports sustainable transport uptake and reduces the need to travel (Objective 14) through close proximity to a bus stop and railway station. Finally, the site makes some contribution to a wide range of house types and sizes (Objective 10) in providing 24 dwellings.

One objective has been considered Neutral in relation to the resilience of Waverley Borough to the potential effects of climate change as it is considered that the site is already hardstanding and additional runoff is unlikely – this will therefore not increase the threat of flood risk etc. caused by a changing climate.

Relative to other sites within Haslemere, this site is considered more sustainable in respect of the SA Objectives.

3.1.4. The Royal Junior School, Portsmouth Road

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
1144 The Royal Junior School	-	--	-	0	-	---	-	+	+	+++	+	-	+	-	-	9.6	90

The site is previously developed land and comprises a school, sports pitches and area of woodland to the south. The surrounding area is urban comprising a mix of residential and commercial land types

In terms of Significant effects, one **Major Adverse** effect has been identified in relation to the site lying within an AONB (Objective 6).

One objective is considered **Major Beneficial** (Objective 10), due to the number of dwellings providing opportunities for greater numbers of people to live in good quality housing etc. in this village.

One **Moderate Adverse** effect has been identified in relation to proximity to designated areas (SPA and SSSI) which will require consideration of the need for HRA due to potential direct or indirect effects on a Natura 2000 site.

In addition to the significant effects, the site has seven Minor Adverse effects: in relation to biodiversity, there is an area of ancient woodland in relative proximity, in relation to climate change, the site location may result in use of car travel (Objective 3). The site is in relative proximity to a listed building (Objective 5). The site is also relatively close a Source Protection Zone (Objective 7). Finally, with respect to the sites relative levels of overall, health and employment deprivation (Objectives 12, and 15 respectively), effects are considered Minor Adverse.

Minor beneficial effects are due to the site being non-agricultural land (Objective 8), its current land use leading to little extra runoff and potential for SuDS due to size (Objective 9). It is considered beneficial due to its relative proximity to the town, services and facilities (Objective 11) while location in relative proximity to a PRoW and GP and its relative level of health deprivation are considered beneficial opportunities (Objective 13).

One Objective (Objective 4) is considered Neutral due to the sites current use and proximity from designated features.

Relative to other sites within Haslemere, this site is considered more sustainable in respect of the SA Objectives.

3.1.5. The Fairground Car Park, Wey Hill

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
1004 The Fairground Car Park, Wey Hill	-	-	+	-	-	-	--	-	--	+	+	-	+	+++	-	0.6	20

This site comprises a significant area of hardstanding, and current land use appears to be as parking or equipment storage. The site is bounded to the south and north by a mix of trees and hedgerow.

In terms of Significant effects, no **Major Adverse** effects have been identified.

One **Major Beneficial** effect has been identified with this site in relation to the sites capacity to promote sustainable transport and reduce the need to travel. The site is directly adjacent a bus stop and town centre and is in close proximity to a railway station (Objective 14).

Two **Moderate Adverse** effects were identified: the site proximity to SPZ 2 (Objective 7), which may require water quality surveying and integration of mitigation measures specific to the groundwater environment; and due to its size the site would result in moderate additional water demand (Objective 9).

In addition to the significant effects, the site has eight Minor Adverse effects: in relation to biodiversity, the site is in close proximity to an ancient woodland (Objective 1) and relative proximity to an SPA and SSSI (Objective 2). The site is also in proximity to flood zones (Objective 4), a number of cultural heritage assets (Objective 5) and several landscape designations including within 1km of the National park and within 0.2km of AGLV (Objective 6). The overall balance of effects regarding the efficient use of land (Objective 8) is also considered Minor Adverse due to use of PDL and fair access to local facilities and sustainable transport links. Finally, the areas relative overall and employment deprivation scores are unfavourable in comparison to other sites, attributing Minor Adverse effects. Overall deprivation is considered low when compared to other areas (Objective 12) and the site is in an area assessed as having slightly reduced levels of employment deprivation, suggesting that development here would detract from opportunities to develop sites found to be within areas of increased employment deprivation (Objective 15).

Four Minor Beneficial effects have been identified: in relation to the promotion of climate change mitigation, the site is adjacent town centres and local shops (Objective 3), the site contribution to housing (Objective 10) its proximity to a range of services and facilities on balance (Objective 11) and, with respect to the health and wellbeing of Waverley residents, is in close proximity to a PROW and has a favourable health deprivation score (Objective 13).

It is to be noted that previously (as detailed in the SA Report), the number of proposed dwellings on this site were considered to be major beneficial in respect of Objective 10. As the numbers of dwellings are now much lower, this Objective is considered to be minor beneficial as it provides less opportunity for people to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures.

Relative to other sites within Haslemere, this site is considered more sustainable in respect of the SA Objectives.

3.1.6. The Old Grove, High Pitfold

Site	SA Objective															Size	Cap.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
890 The Old grove, High Pitfold	0	--	-	-	-	---	-	+	+	+++	+	-	+	--	-	2.4	40

The site is previously developed land and comprises a mix of building types (predominantly residential) and associated areas of hardstanding / car parking. The surrounding area is urban fringe comprising a mix of residential and commercial land types.

In terms of Significant Adverse effects, one objective is attributed **Major Adverse** due to the presence of the site within the AONB (Objective 6).

One objective is considered **Major Beneficial** (Objective 10), due to the number of dwellings providing opportunities for greater numbers of people to live in good quality housing etc. in this village. It is to be noted that this proposed increase in dwelling numbers has improved the sustainability performance of this site in comparison to that noted in the SA Report.

Two Objectives are considered **Moderate Adverse**: Objective 2 due to proximity to an SPA and SSSI, which will require consideration of the need for HRA due to potential direct or indirect effects on a Natura 2000 site. The site is also relatively distant from sustainable transport options (Objective 14) – opportunities to improve sustainable transport should be prioritised.

In addition to the significant effects, the site has six Minor Adverse effects: in relation to climate change, the site location may result in use of car travel (Objective 3), the site is considered relatively close to flood zones and size may increase runoff (Objective 4). The site is in relative proximity to a listed building (Objective 5). The site is also relatively close a Source Protection Zone (Objective 7). Finally, with respect to the sites relative levels of overall, health and employment deprivation (Objectives 12, and 15 respectively), effects are considered Minor Adverse.

Minor beneficial effects are due to the site being non-agricultural land (Objective 8), its current land use leading to little extra runoff and potential for SuDS due to size (Objective 9). It is considered beneficial due to its relative proximity to the town, services and facilities (Objective 11) while location in relative proximity to a PRoW and GP and its relative level of health deprivation are considered beneficial opportunities (Objective 13).

One Objective (Objective 1) is considered Neutral due to the current land use.

Relative to other sites within Haslemere, this site is considered more sustainable in respect of the SA Objectives.

3.2. Assessment of Site Policies

The Policy wording within LPP2 requires that planning applications on proposed sites will be assessed against all relevant policies in LPP1 and LPP2. Specific supporting text is also provided in relation to the potential development of the sites, for example, identifying that development within the Haslemere area is highly constrained by Green Belt, an AONB, South Downs National Park and proximity to Wealden Heaths Phase II SPA. Overall, as noted in the SA Report, it is considered that all minor adverse effects will be adequately addressed via the policies contained within LPP1 and LPP2 and where applicable specific reference is made within site policies to significant effects.

In relation to **Policy DS01 – Haslemere Key Site**, specific reference is made to archaeological potential and issues such as Flood Zones 2 and 3 and Source Protection Zone 2, thereby addressing those issues noted as major adverse. In addition, encouragement is made for proposals for this site to maximise ‘Place Shaping’ opportunities that enhance the public realm and viability and vitality of the area. It is also noted within this Policy text that there is a requirement to ensure the conservation and or enhancement of the heritage assets and historic environment through layout and design, as well as demonstrate that the development will not have a likely significant effect on protected habitats sites.

Reference was also made within the supporting text to this site of there being a culverted watercourse on this site and that any proposals should avoid development within the functional flood plain, and not prejudice the future de-culverting of this river. It was considered therefore, that these specific references would act to bolster the policies and supporting text within LPP1 and LPP2, all of which must be adhered to.

Other issues noted relate to the retention and provision of additional retail and other town centre uses within the site along existing and any proposed street frontages; retention of at least existing public parking space capacity, unless it can be demonstrated there is sufficient parking space capacity in the area or additional capacity can be provided at an alternative location within walking distance of the town centre.

Key constraints identified include the Conservation Area, setting of Listed Buildings, Wealdon Heaths II SPA, sites and areas of high archaeological potential, rear servicing, Flood Zones 2 and 3 and Source Protection Zone 2. Mitigation for this site outlined in Appendix F to the SA Report notes the need to consider Flood Risk Assessment; the need for archaeological investigations and subsequent mitigation of effects on heritage assets; design to be sensitive to heritage features and include for example buffer zones; consideration of the need for baseline investigation and integration and integration of appropriate mitigation measures such as buffer zones, SuDS, riparian habitat creation or soil stabilisation methods; undertake water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers. These site specific measures are in keeping with the generic mitigation noted in LPP2 for all sites.

As part of the Pre-Submission Plan Addendum, a small number of minor amendments have been made to the Policy text for clarity and which make specific reference to heritage assets. Clarification was also made on the number of dwellings anticipated for this site. While these clarifications are welcome, it is considered that there are no implications for the Sustainability Appraisal.

Text within the Policy to **DS04 – Land at Wey Hill Youth Campus** notes that local community groups utilise this site, and that it is the intention that these groups will be housed elsewhere. It also specifically notes the further requirement for 5% of the plots to be custom and self-build and cross reference to Policy DM36 is made. Key constraints noted for this site include the Wealden Heaths II SPA (with policy text noting the need to

demonstrate that development will not have a likely significant effect on protected habitat sites) and the potential for contaminated land.

Mitigation noted for this site (as outlined in Appendix F of the SA Report) requires consideration of the need for baseline investigation and integration and integration of appropriate mitigation measures such as buffer zones, SuDS, riparian habitat creation or soil stabilisation methods; undertake water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers. In addition, opportunities to improve sustainable transport infrastructure is to be prioritised. These site specific measures are in keeping with the generic mitigation noted in LPP2 for all sites and would act to reduce anticipated adverse effects of developing this site.

No amendments have been made to the Policy text, other than to clarify the number and density of proposed dwellings on this site, as well as site size. No implications for the Sustainability Appraisal from these changes have been identified.

Within **DS05 – Haslemere Preparatory School**, note is made of the need to retain or provide trees in order to maintain wooded character of Haslemere Hillside, as well as the need to protect habitat sites and submit a transport assessment. Key constraints are identified as Haslemere Hillside, Wealden Heaths II SPA and Source Protection Zone 2.

Mitigation for this site outlined in Appendix F of the SA Report notes the need to consider archaeological investigations and subsequent mitigation of effects on heritage assets where required; design to be sensitive to heritage features and include, for example, buffer zones; consider impact on landscape and townscape; design to incorporate landscape planting; consider need for baseline investigation and integration and integration of appropriate mitigation measures such as buffer zones, SuDS, riparian habitat creation or soil stabilisation methods. In addition, it is recommended that there is undertaking of water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers and integrated surface water management and pollution prevention measures such as SuDS should be introduced. These site specific measures are in keeping with the generic mitigation noted in LPP2 for all sites and would act to reduce anticipated adverse effects of developing this site.

Amendments have been made to the Site Policy text in the Pre-Submission Addendum to clarify the number and density of proposed dwellings on this site. In addition, it is noted that in June 2021, the site has gained planning permission via appeal (WA/2018/1771) for the erection of twenty five dwellings following the demolition of the existing school buildings and existing dwelling. No implications for the Sustainability Appraisal from these changes have been identified.

Within **DS06 - The Royal Junior School, Portsmouth Road, Hindhead**, note is made that the site is currently in use as a school in private ownership with extensive grounds used for sports and recreation. There is also an administrative function associated with the education facilities on the site. The site contains a number of buildings associated with the aforementioned uses. The site currently accessed via the roundabout on the A333 and has a secondary vehicular access off of Hazel Grove. Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36. Key constraints are identified as Countryside beyond the Green Belt, AONB, AGLV, Wealden Heaths I and II SPA, non-designated heritage assets and the setting of a listed building.

Note is also made of the need for successful relocation of the Royal Junior School, ensuring conservation of the landscape and scenic beauty of the AONB through consideration of the individual and cumulative impact of development in the layout, landscaping, and design of proposals, informed by a Landscape and Visual Impact Assessment. This would help to address issues noted in respect of Objective 6. There is also a noted need for the protection and enhancement of existing trees, hedgerows, ponds and woodland areas including, especially along the site boundary to the A3 and Hazel Grove, as well as the conservation and enhancement of the heritage assets, including the retention of the non-designated heritage asset Hindhead Court.

There is also a need for demonstration that development will not have a likely significant effect on protected habitats measures, specifically including the provision of SANG or other mitigation measures deemed appropriate to avoid significant impact to the Wealden Heaths Special Protection Area (SPA), as well as the achievement of satisfactory detailed access arrangements to the development. This would help to address those issues noted in respect of SA Objective 2.

In addition, there is a need for the provision of sustainable transport measures which may include on-site and off-site pedestrian crossing improvements, footways and cycle ways, as well as the undertaking of an

independent design review throughout the planning process at pre-application, post submission and for any subsequent phase. The process needs to be agreed in writing with the Local Planning Authority, and representatives from the Local Planning Authority must be included within any design review process.

Mitigation for this site outlined in Appendix B of this SA Addendum notes the need to undertake a HRA for this site, consider the impact on landscape / townscape, as well as consider design to incorporate landscape planting. These site specific measures are in keeping with the generic mitigation noted in LPP2 for all sites and would act to reduce anticipated adverse effects of developing this site.

The text within **DS07 - Fairground Car Park** notes the need to be designed to maximise Place Shaping opportunities through improvements to the public realm, to the viability and vitality of the area and by promoting the distinctive character of the area. It also needs to retain existing parking space capacity or demonstrate it can be provided elsewhere and also notes the need to not have a likely significant effect on protected habitats sites. Key constraints noted for this site include the Wealden Heaths II SPA and the potential for contaminated land. It also specifically notes the further requirement for 5% of the plots to be custom and self-build and cross reference to Policy DM36 is made.

Mitigation noted for this site (as outlined in Appendix F to the SA Report) requires consideration of the need for baseline investigation and integration and integration of appropriate mitigation measures such as buffer zones, SuDS, riparian habitat creation or soil stabilisation methods. In addition, it is recommended that there is undertaking of water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers and integrated surface water management and pollution prevention measures such as SuDS should be introduced. These site specific measures are in keeping with the generic mitigation noted in LPP2 for all sites and would act to reduce anticipated adverse effects of developing this site.

Amendments have been made to the Site Policy text in the Pre-Submission Addendum to clarify the number of proposed dwellings on this site. In addition, note has been made of the setting of a listed building being a key constraint, as well as the need to conserve and enhance the setting of nearby heritage assets. While this additional clarity is welcome, no implications for the Sustainability Appraisal from these changes have been identified. It is to be noted though that the assessment undertaken as part of this SA Addendum found that the reduction in housing numbers for this site had a less sustainable outcome in respect of Objective 10 as the reduced housing numbers provide less of an opportunity to provide good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures.

Within **DS08 – The Old Grove**, note is made that there is a requirement to demonstrate that development will not have a likely significant effect on protected habitats sites. It is also noted that there is a need to ensure the conservation of the landscape and scenic beauty of the AONB through consideration of the individual and cumulative impact of development in the layout, landscaping, and design of proposals, informed by a Landscape and Visual Impact Assessment. Key constraints noted are countryside beyond the Green Belt, AONB, AGLV and Wealden Heaths I and II SPAs. Mitigation outlined in Appendix F of the SA Report in relation to this site notes the need to undertake HRA due to the proximity of a Nature 2000 site and the need for opportunities to improve sustainable transport infrastructure to be prioritised. These site specific measures are in keeping with the generic mitigation noted in LPP2 for all sites and would act to reduce anticipated adverse effects of developing this site.

Note that this site has been subject to further consideration of landscape as part of a review that considered those sites either within or partially within the AONB or are within the area which has the designation of AGLV treated as AONB. This review noted this site as having low sensitivity to development in landscape terms and further notes a number of measures to protect the landscape of this site. See 'Waverley Sites Review: Landscape a visual high level review of proposed allocated sites' for more detail.

Amendments have been made to the Site Policy text in the Pre-Submission Addendum to clarify the number and density of proposed dwellings on this site. In addition, it is noted that there is a further key constraint in terms of the setting of a listed building and that redevelopment of the site is subject to it resulting in the re-provision of at least the current number of existing bed spaces (Use Class C2) and the need to protect and enhance existing trees, hedgerows, and vegetation, including along the site boundary to the A3 and High Pitfold, as well as the conservation and enhancement of the setting of nearby heritage assets. It is furthermore noted that the site offers a range of services for people who have physical and learning disabilities and other complex needs; it provides both day services and residential care accommodation. There are a number of buildings across the site, associated with the care use. The site is bound by the A3 and High Pitfold, the

boundaries are denoted by large trees and mature vegetation, restricting views into the site. While this additional clarity is welcome, no implications for the Sustainability Appraisal from these changes have been identified.

4. Other implications of changes as set out in the Pre-Submission Plan Addendum to LPP2

4.1. Cumulative and synergistic effects of site policies

Having assessed the effects of the site policies relating to the proposed allocations in the area of Haslemere, it is important to consider their cumulative effects. Having reviewed amendments to the site allocations and their respective policies, it is considered that there are no implications in terms of cumulative or synergistic effects other than those outlined in Section 10 of the SA Report.

4.2. Mitigation

The term 'mitigation' encompasses any approach, which is aimed at preventing, reducing or offsetting significant adverse sustainability effects that have been identified. In practice, a range of measures applying one or more of these approaches is likely to be considered in mitigating any significant adverse effects predicted as a result of implementing LPP2. In addition, it is also important to consider measures aimed at enhancing positive effects. All such measures are generally referred to as mitigation measures.

Mitigation measures (in the form of recommendations) have been identified as part of the assessment for all sites and recommendations on how to strengthen identified positive effects or minimise negative effects. A review has been carried out of the mitigation measures for each site and that proposed in the SA Report has been updated to include mitigation for the site at DS06 - The Royal Junior School, Portsmouth Road, Hindhead. A table outlining mitigation for those sites in Haslemere where amendments have been made (as outlined in the Pre-Submission Plan Addendum to LPP2), is included as Appendix B to this SA Addendum.

4.3. Monitoring

A review of the proposed monitoring programme was carried out to consider implications of amendments to site allocations or any other aspect of LPP2. It is considered that the monitoring programme outlined in Section 12 of the SA Report is still appropriate.

5. Conclusions

Having reviewed the proposed amendments to the LPP2 as set out in the Pre-Submission Plan Addendum, it is considered that the conclusions outlined in the SA Report are still applicable. These conclusions note that overall, it is considered that subject to the enacting of appropriate mitigation and all other regulatory requirements, along with the implementation of the series of strong DM Policies, any significant adverse effects would be managed and therefore at this stage there is no reason to preclude these sites from development on sustainability grounds.

Appendices



Appendix A. Site Assessments

Note: The following site assessments relate only to those sites in Haslemere where amendment has been made to the allocation details, as set out in the Pre-Submission Plan Addendum to LPP2. For details of any other site, please see the SA Report. The following also includes details of any site not previously considered under LPP2. All distances are approximate. Constraints maps which helped to inform the assessment are provided in Appendix H to the SA Report.

141 Haslemere Key Site

Site: 141 Haslemere Key Site				
Overview of Site (see figure below): The site is previously developed land and comprises a mix of building types (predominantly retail and commercial) and large areas of hardstanding / car parking. The surrounding area is urban comprising a mix of residential and commercial land types.				
Size: 2.5Ha Dwellings: c.30 units		Discussion	Effect	Mitigation / Recommendations
1.	Protect and enhance all biodiversity and geological features.	The site is located approximately 0.4km from an Ancient woodland site. However, as the site is PDL and comprises retail and commercial buildings and parking and therefore development here is anticipated to have negligible effect on biodiversity.	0	Opportunity to introduce green space / biodiversity habitat could be promoted.
2.	Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites.	The site is not within any designated area and is located approximately 1.6km from the nearest Natura 2000 site (SPA & SAC). The site is approximately 7.5km from the nearest Ramsar site, 1.6km from a SSSI and 1.8km from the nearest LNR. Proximity to these features suggest development will have minor adverse effect.	-	Consideration of need for HRA to be undertaken in relation to potential direct or indirect effects on Natura 2000 sites.
3.	Promote climate change mitigation in Waverley Borough	The site is directly adjacent local shops and the town centre, reducing the need for car travel. The site size (2.5ha) is considered sufficient to provide support for low carbon energy infrastructure. Therefore, development here is considered major beneficial.	+++	No specific mitigation / recommendations.
4.	Support the resilience of Waverley Borough to the potential effects of climate change	The transformation of this site is unlikely to increase runoff due to its current use and the site size presents opportunities to implement SuDS and increase green infrastructure. The site does however lie partially within flood zone 2 and 3 and this is attributed moderate adverse effects.	--	Flood Risk Assessment.
5.	Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets.	The site lies partially within a conservation area and is approximately 2.8km from a Scheduled Monument, 4km from a Historic Park / Garden and 0.01km from a Listed Building. An archaeological asset is partially within the site. Due to the sites situation partially within a Conservation Area, effects are considered major adverse.	---	Archaeological investigation and design to be in keeping with surroundings.
6.	Protect and enhance the character and quality of Waverley Borough's landscape and townscapes	The site is approximately 1km from the South Downs National Park, and lies approximately 0.1km from an AONB. The site lies 0.1km from an area designated Green Belt and is approximately 0.1km from an Area of Great Landscape Value. On balance effects are considered minor adverse.	-	No specific mitigation / recommendations
7.	Improve air, soil and water quality	The site is approximately 12.1km from an AQMA and lies partially within Source Protection Zone 2. The site lies approximately 5.5km from a Minerals and Waste site. The site is not anticipated to result in adverse effects on soil resources during construction activities due to its current use. Due to the site being partially within SPZ 2 effects are considered major adverse.	---	Water quality surveying and integration of mitigation measures specific to the groundwater environment e.g. buffer zones or barriers
8.	Ensure the efficient use of land	The site lies wholly within Agricultural Land Classification Grade 'Urban' and currently comprises retail and commercial buildings and parking. A live Environmental Stewardship Scheme lies approximately 0.1km from the site. Development here is therefore considered minor beneficial.	+	No specific mitigation / recommendations.

9.	Use and manage water resources in a sustainable manner	This site is anticipated to have mains water and sewerage utilities available. It is also assumed that the site would result in a negligible additional water demand based on its current use, and would provide opportunity to implement SuDS. Collectively this is assessed as minor beneficial.	+	No specific mitigation / recommendations.
10.	Provide everyone in Waverley Borough with the opportunity to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures.	The site is located within Haslemere town and proposals are to include 30 dwellings. This is attributed minor beneficial effects.	+	No specific mitigation / recommendations
11.	Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities	A school and college are recorded as being 2.5km and 11.8km from the site respectively and GP and hospital facilities are 0.4km and 0.5km from the site respectively. The town centre is directly adjacent from the site. On balance this is considered minor beneficial.	+	No specific mitigation / recommendations.
12.	Reduce deprivation and promote more inclusive and self-contained communities	Overall deprivation within the area is low in comparison to other sites. It is therefore reasoned that development here would detract from opportunities to improve levels of overall deprivation within other, more overall deprived areas. This is attributed minor adverse effects.	-	No specific mitigation / recommendations
13.	Improve the health and wellbeing of Waverley Borough's residents	The site is located 0.04km from a public right of way and approximately 0.4km from a GP. Health deprivation in the area is comparatively lower than at other sites. It is therefore reasoned that development here would detract from opportunities to develop within areas identified as having higher levels of health deprivation. On balance though, development here is attributed minor beneficial effects.	+	No specific mitigation / recommendations
14.	Promote sustainable transport use and reduce the need to travel	A bus stop is located directly adjacent the site. Town centre and railway station provisions are recorded as being directly adjacent and 0.4km from the site respectively. This is considered major beneficial, and is anticipated to result in a reduction in the need to travel by private forms of transport.	+++	No specific mitigation / recommendations
15.	Promote the economic vitality of Waverley Borough	Employment deprivation is found to be comparatively lower here, than within other areas. It is therefore reasoned that development here would detract from opportunities to improve levels of employment deprivation in other, more economically deprived areas. This is attributed minor adverse effects.	-	No specific mitigation / recommendations

Overview:

In terms of **Significant Adverse** effects, the site's situation partially within Source Protection Zone 2, a Conservation Area and Archaeological Asset attribute **Major Adverse** effects.

The site is located partially within flood zone 2 and 3 and is partially within an archaeological asset and conservation area. The site is also not anticipated to make significant contribution to housing needs. Effects are considered **Moderate Adverse**.

The sites proximity to sustainable transport, services and facilities is considered **Major Beneficial**.

697 Land at Wey Hill Youth Campus

Site: 697 Land at Wey Hill Youth Campus				
Overview of Site (see figure below): The site comprises commercial/industrial units, areas of hardstanding and residential properties. Maintained gardens associated with the residential properties and isolated mature trees are also present within the site. The site is bounded to the east by mature trees and to the south by Wey Hill Road. To the west lie further residential and commercial properties.				
Size: 0.88Ha Dwellings: 34 units		Discussion	Effect	Mitigation / Recommendations
1.	Protect and enhance all biodiversity and geological features.	The site is located approximately 0.03km from Ancient Woodland, though separated from the site by a main road. Mature trees, within and which bound the site are may be impacted by construction and the effect is therefore considered minor adverse.	-	Ensure retention of mature trees if possible
2.	Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites.	The site is not within any designated area and is located approximately 1.3km from the nearest Natura 2000 site (SPA & SAC). The site is approximately 7.6km from the nearest Ramsar site, 1.3km from a SSSI and 1km from the nearest LNR. Proximity to these features suggest development will have minor adverse effect.	-	Consideration of need for HRA to be undertaken in relation to potential direct or indirect effects on Natura 2000 sites.
3.	Promote climate change mitigation in Waverley Borough	The site is 0.1km from local shops and 0.1km from a town centre. The site size (0.98Ha) is however considered insufficient to provide support for low carbon energy infrastructure. Development here is therefore attributed minor beneficial effects.	+	No specific mitigation / recommendations.
4.	Support the resilience of Waverley Borough to the potential effects of climate change	The transformation of this site is unlikely to increase runoff given its current use. The site is also just under 1ha, so any increase in runoff would be limited. The site size does adversely affect the opportunity to implements SuDS and increase green infrastructure. The site lies approximately 0.01km from Flood Zones 2. On balance this site is attributed minor adverse.	-	No specific mitigation / recommendations.
5.	Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets.	A conservation area is approximately 0.4km from the site which is also noted to be 3.3km from a Scheduled Monument, 4.4km from a Historic Park / Garden and 0.1km from a Listed Building. An archaeological asset is also 0.6km from the site. This is attributed minor adverse effects.	-	No specific mitigation / recommendations.
6.	Protect and enhance the character and quality of Waverley Borough's landscape and townscapes	The site is approximately 0.9km from South Downs National Park, and lies 0.3km from an AONB. The site lies 0.8km from an area designated Green Belt and 0.2km from an Area of Great Landscape Value. Overall, it is anticipated that development here would have minor adverse effects.	-	No specific mitigation / recommendations.
7.	Improve air, soil and water quality	The site is approximately 12.6km from an AQMA and lies 0.1km from Source Protection Zone 2. The site lies 5.3km from a Minerals and Waste site. The site is unlikely to result in adverse effects on soil resources during construction activities due to its current use. Due to the site's proximity to SPZ2, effects are considered moderate adverse.	--	Water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers.
8.	Ensure the efficient use of land	The site lies wholly within Agricultural Land Classification Grade 'Urban' and is currently commercial/industrial units, areas of hardstanding and residential	+++	No specific mitigation / recommendations.

		properties. An Environmental Stewardship Scheme lies 1km from the site. Therefore, development here is attributed major beneficial effects.		
9.	Use and manage water resources in a sustainable manner	This site is anticipated to have mains water and sewerage utilities available. It is assumed that the site would result in a negligible additional water demand given current use, though would provide little opportunity to implement SuDS. Collectively this is assessed as minor adverse.	-	No specific mitigation / recommendations.
10.	Provide everyone in Waverley Borough with the opportunity to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures.	The site is located within Haslemere town and proposals are to include 34 dwellings. This is attributed minor beneficial effects.	+	No specific mitigation / recommendations.
11.	Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities	A school and college are recorded as being 1.7km and 12.3km from the site respectively and GP and hospital facilities are 1.1km and 1.2km from the site respectively. The nearest town centre is recorded as being 0.1km from the site. On balance this is considered minor adverse.	-	No specific mitigation / recommendations.
12.	Reduce deprivation and promote more inclusive and self-contained communities	Overall deprivation within the area is low in comparison to other sites. It is therefore reasoned that development here would detract from opportunities to develop within areas found to suffer greater overall deprivation. This is attributed minor adverse effects.	-	No specific mitigation / recommendations
13.	Improve the health and wellbeing of Waverley Borough's residents	The site is located directly adjacent to a public right of way and approximately 1.1km from a GP. Health deprivation in the area is comparatively higher than at other sites. It is therefore reasoned that development here positively impact upon levels of health deprivation. Development here is, on balance, attributed minor beneficial effects.	+	No specific mitigation / recommendations.
14.	Promote sustainable transport use and reduce the need to travel	A bus stop is located 0.04km from the site. Town centre and railway station provisions are recorded as being 0.1km and 0.3km from the site respectively. On balance this is considered major beneficial, and is anticipated to result in a reduction in the need to travel by private forms of transport.	+++	No specific mitigation / recommendations.
15.	Promote the economic vitality of Waverley Borough	Employment deprivation is found to be comparatively lower than at other areas. It is therefore reasoned that development here would detract from opportunities to develop within other areas found to suffer higher levels of employment deprivation. This is attributed minor adverse effect.	-	No specific mitigation / recommendations
<p>Overview:</p> <p>No objectives have been considered Major Adverse with respect to this site.</p> <p>The site is in close proximity to SPZ2. This is considered Moderate Adverse.</p> <p>The site is however thought to represent an efficient use of land and promotes sustainable transport, considered Major Beneficial.</p>				

980 Haslemere Preparatory School, Haslemere

Site: 980 Haslemere Prep School, Haslemere				
Overview of Site (see figure below): This site is a former school site, made up of school buildings and associated hard standing (parking and play areas), along with some grassed areas. The site is bounded in a number of areas by mature trees and ornamental planting. The wider area could be described as suburban i.e. residential properties and associated gardens.				
Size: c. 1Ha Dwellings: c. 24 dwellings		Discussion	Effect	Mitigation / Recommendations
1.	Protect and enhance all biodiversity and geological features.	This site is made up of school buildings and associated hard standing (parking and play areas), along with some grassed areas. The site is bounded in a number of areas by mature trees and ornamental planting. The site is 0.3km from an Ancient Woodland, though it is to be noted that the immediate surroundings are suburban. The mature trees, which bound the site would potentially be impacted by construction and as such there is a potential for minor adverse effects on biodiversity.	-	Protect mature trees where possible.
2.	Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites	The site is not within any designated site. The site is approximately 2.2km from an SPA, 2.2km from an SSSI, with the nearest SAC 7.4km distant and Ramsar site 8.2km distant. A LNR is 1.8km distant. There is a potential for indirect effects on designated sites – particularly the SPA and SSSI and this is considered minor adverse.	-	Consider potential indirect effects and undertake HRA in respect of SPA if required.
3.	Promote climate change mitigation in Waverley Borough	The site is c.0.2km to bus stops, 0.2km of local shops and 0.2km from a town centre. The site is within an urban area and provides limited opportunity for the integration of low carbon energy infrastructure. On balance it is considered effects will be minor beneficial.	+	No specific mitigation / recommendations made.
4.	Support the resilience of Waverley Borough to the potential effects of climate change	As there are existing buildings and relatively large areas of hardstanding on site, it is unclear what effect the transformation of this site to 20-25 houses could have on runoff. The site is marginally less than 1ha in size though, so the effect will be limited, although this small size will limit the ability to implement SuDS and increase green infrastructure. The site is 0.5km to Flood Zone 2 and 3. On balance it is considered that effects will be neutral.	0	No specific mitigation / recommendations made.
5.	Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets.	The site is 0.1km to a Conservation Area and 0.2km from a Listed Building. It is partially within an Archaeological Asset, while it is 5km to a Scheduled Monument and within 3.6km to a Historic Park and Garden. On balance it is considered moderate adverse in terms of potential effects on the setting of cultural heritage resources.	--	Consideration of archaeological assets, including archaeological investigation to be undertaken at design stage.
6.	Protect and enhance the character and quality of Waverley Borough's landscape and townscapes	The site is partially within an Area of Great Landscape Value, is 0.6km to the South Downs National Park, within 0.2km of an AONB and is within 0.3km of Green Belt. The site is entirely within the Haslemere	--	Consideration of views from designated areas to be made at design stage. Consideration of impact on Haslemere Hillside. Design to

		Hillsides Due to the sites location entirely within the Haslemere Hillsides, effects are considered Moderate Adverse.		consider integration of mitigation measures such as landscape planting.
7.	Improve air, soil and water quality	The site is 0.98ha of PDL 12.4km from an AQMA, within 6.2km of a Minerals / Waste Site and is within SPZ2 and partially within SPZ3. On balance effects are considered moderate adverse.	--	Undertaking of water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers.
8.	Ensure the efficient use of land	The site is PDL with a soil classification of 'Urban' and is c.0.3km of a Stewardship Scheme. It is located within an urban area in relative proximity to the town centre.	+++	No specific mitigation / recommendations made.
9.	Use and manage water resources in a sustainable manner	The site would result in a moderate additional water demand and would provide limited opportunities for SuDS due to the site size. It is anticipated drainage would be to the public network.	--	Integrated surface water management and pollution prevention measures such as SuDS.
10.	Provide everyone in Waverley Borough with the opportunity to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures.	The site is located within Haslemere town and proposals are to include 24 dwellings. This is attributed minor beneficial effects.	+	No specific mitigation / recommendations made.
11.	Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities	The site is c.12km from a College, 2.9km from a Secondary School, 0.8km from a GP Surgery and 0.2km from the town centre. It is 0.9km to a hospital. On balance it is considered that these distances are minor adverse in terms of access to services and facilities.	-	No specific mitigation / recommendations made.
12.	Reduce deprivation and promote more inclusive and self-contained communities	This site is assessed as being in a comparatively less deprived area with respect to overall levels of deprivation and therefore development within this area is expected to be minor adverse in respect of reducing development opportunities for other more deprived areas.	-	No specific mitigation / recommendations made.
13.	Improve the health and wellbeing of Waverley Borough's residents	The site is directly adjacent a PROW and 0.8km from a GP Surgery and is in an area that (relative to other parts of the Borough) is better in health terms. Overall effects are on balance considered to be minor adverse.	-	No specific mitigation / recommendations made.
14.	Promote sustainable transport use and reduce the need to travel	The site is directly c.0.2km to a bus stop, 0.2km to the town centre and is within 0.8km to a railway station. On balance these distances are considered minor beneficial in terms of sustainable transport use.	+	No specific mitigation / recommendations made.
15.	Promote the economic vitality of Waverley Borough	This site is considered to be in an area that is less deprived in employment terms, relative to other sites in the Borough and as such, development here would be considered minor adverse.	-	No specific mitigation / recommendations made.
<p>Overview: No Major Adverse effects have been identified.</p> <p>This site is considered Moderate Adverse in terms of potential effect on cultural heritage resource, being partially within SPZ 2 and SPZ3 and the site's anticipated additional water demand.</p>				

The site is considered **Major Beneficial** in terms of use of PDL in the urban area together with its relative proximity to the town centre.

The Royal Junior School, Portsmouth Road

Site: 1144 The Royal Junior School, Portsmouth Road				
Overview of Site (see figure below): The site is previously developed land and comprises a school, sports pitches and area of woodland to the south. The surrounding area is urban comprising a mix of residential and commercial land types.				
Size: 9.6Ha Dwellings: c.90 units		Discussion	Effect	Mitigation / Recommendations
1.	Protect and enhance all biodiversity and geological features.	The site is approximately 0.2km from an Ancient woodland site and comprises an area of woodland to the south. The site is PDL and there are areas of hardstanding. On balance minor adverse effects are anticipated.	-	No specific mitigation / recommendations.
2.	Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites.	The site is not within any designated area and is located approximately 0.7km from the nearest Natura 2000 site (SPA) and 4.4km to an SAC. The site is approximately 6km from the nearest Ramsar site, 0.6km from a SSSI and 2.4km from the nearest LNR. Proximity to these features suggest development will potentially have moderate adverse effect.	--	Consideration of need for HRA to be undertaken in relation to potential direct or indirect effects on Natura 2000 sites.
3.	Promote climate change mitigation in Waverley Borough	The site is approximately 1.8km away from a town centre and 1.3km to local shops which may result in the need for car travel. The site size (9.56ha) is sufficient to providing support for low carbon energy infrastructure. Development here is considered minor adverse on balance.	-	No specific mitigation / recommendations.
4.	Support the resilience of Waverley Borough to the potential effects of climate change	The site size presents opportunities to implement SuDS and increase green infrastructure. The site is within 1.8km of flood zone 2 and zone 3. Negligible effects are therefore anticipated.	0	No specific mitigation / recommendations.
5.	Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets.	The site lies 1.9km to a conservation area and is approximately 3km from a Scheduled Monument, 5.3km from a Historic Park / Garden and 0.1km from a Listed Building. An archaeological asset is within 1.1km of the site. The site is attributed minor adverse effects due to proximity to listed building.	-	No specific mitigation / recommendations.
6.	Protect and enhance the character and quality of Waverley Borough's landscape and townscapes	The site is approximately 2km from the South Downs National Park and lies within an AONB. The site lies within 0.5km of an area designated Green Belt. Effects are considered major adverse due to location within the AONB.	---	Consideration of impact on landscape features and integration of mitigation measures such as landscape planting during design.
7.	Improve air, soil and water quality	The site is approximately 12km from an AQMA and lies within 0.1km of Source Protection Zone 3.	-	No specific mitigation / recommendations.

		The site lies 3.3km to a Minerals and Waste site. The site is not anticipated to result in significant adverse effects on soil resources during construction activities due to its current use. Effects are considered minor adverse due to location near to Source Protection Zone 3.		
8.	Ensure the efficient use of land	The site lies wholly within Agricultural Land Classification Grade 'Non-Agricultural' and is currently comprises buildings and areas of hardstanding. An Environmental Stewardship Scheme lies approximately 0.65km from the site. Development here is therefore considered minor beneficial.	+	No specific mitigation / recommendations.
9.	Use and manage water resources in a sustainable manner	This site is anticipated to have mains water and sewerage utilities available. It is also assumed that the site would result in a negligible additional water demand based on its current use, and would provide opportunity to implement SuDS. Collectively this is assessed as minor beneficial.	+	No specific mitigation / recommendations.
10.	Provide everyone in Waverley Borough with the opportunity to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures.	The site is located within Hindhead and proposals are to include 90 dwellings. This is attributed major beneficial effects.	+++	No specific mitigation / recommendations
11.	Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities	A school and college are recorded as being 1km and 11km from the site respectively and GP and hospital facilities are 0.5km and 2.7km from the site respectively. The town centre is 1.8km from the site. On balance this is considered minor beneficial	+	No specific mitigation / recommendations
12.	Reduce deprivation and promote more inclusive and self-contained communities	Overall deprivation within the area is lower in comparison to other sites. It is therefore reasoned that development here would detract from opportunities to improve levels of deprivation in areas with greater levels of overall deprivation. This is attributed minor adverse effects.	-	No specific mitigation / recommendations
13.	Improve the health and wellbeing of Waverley Borough's residents	The site is located directly adjacent to a public right of way and approximately 0.5km from a GP. It is therefore reasoned that development here would detract from opportunities to reduce levels of health deprivation in other more health deprived areas. On balance development here is attributed minor beneficial effects.	+	No specific mitigation / recommendations
14.	Promote sustainable transport use and reduce the need to travel	A bus stop is 0.6km to the site. Town centre and railway station provisions are recorded as being 1.8km and 2.3km from the site respectively. While the site is relatively distant to the town centre and train station, the bus stop provides sustainable transport options. On balance, this site is considered minor adverse.	-	No specific mitigation / recommendations

15.	Promote the economic vitality of Waverley Borough	Employment deprivation is found to be slightly lower here, than within other areas. It is therefore reasoned that development here would somewhat detract from opportunities to improve levels of employment deprivation in other more deprived areas. This is attributed minor adverse effects.	-	No specific mitigation / recommendations
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Overview:

In terms of **Significant Adverse** effects, one SA Objective is considered **Major Adverse** (Objective 6) owing to the sites situation within an AONB.

The site is in relative proximity to sites designated for nature conservation and effects in this respect are considered **Moderate Adverse**.

One objective has been considered **Major Beneficial** with respect to this site in that it will provide a large number of different types of dwellings.

1004 The Fairground Car Park, Wey Hill

Site: 1004 The Fairground Car Park, Wey Hill				
Overview of Site (see figure below): This site comprises a significant area of hardstanding, and current land use appears to be as parking or equipment storage. The site is bounded to the south and north by a mix of trees and hedgerow which separate it from a railway line and Wey Hill Road respectively. The surrounding area is predominantly urban with residential and commercial buildings occupying the surrounding areas.				
Size: 0.6 ha Dwellings: 20 units		Discussion	Effect	Mitigation / Recommendations
1.	Protect and enhance all biodiversity and geological features.	This site is located on PDL comprising an area of hardstanding. The site is also bounded by trees to the south and north which would likely be impacted by construction however the nearest ancient woodland is 0.2km from the site. Development here is therefore considered Minor Adverse.	-	Ensure retention of mature trees if possible.
2.	Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites	The site is not within any designated area. The site is approximately 1.5km from an SPA, 1.5km from an SSSI, with the nearest SAC 6.95km distant and Ramsar site 7.8km distant. A LNR is 0.9km distant. In absence of direct impact, development here is considered Minor Adverse.	-	Consideration of need for HRA to be undertaken in relation to potential direct or indirect effects on Natura 2000 sites.
3.	Promote climate change mitigation in Waverley Borough	The site is 0.01km from a town centre and 0.01km from local shops. The site size does however provide little opportunity for support of low carbon energy infrastructure. On balance this is considered minor beneficial.	+	No specific mitigation / recommendations made.
4.	Support the resilience of Waverley Borough to the potential effects of climate change	The introduction of 20 homes from the present land use will increase runoff, particularly during extreme storm events. The site is under 1ha in size therefore effect may be limited however	-	No specific mitigation / recommendations made.

		the small size may also limit ability to implement SuDS and increase green infrastructure. The site is 0.03km to Flood Zone 2 and 3. On balance development here is considered Minor Adverse with respect to this objective.		
5.	Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets.	The site is approximately 0.5km from a Conservation Area and 0.1km from a Listed Building. It is 0.5km to an Archaeological Asset, while it is 0.56km to a Scheduled Monument and just short of 4.4km to a Historic Park and Garden. Effect is therefore considered Minor Adverse.	-	No specific mitigation / recommendations made.
6.	Protect and enhance the character and quality of Waverley Borough's landscape and townscapes	The site is 0.2km from an Area of Great Landscape Value, and 0.8km from the South Downs National Park. The site lies 0.9km from an area designated Green Belt and is 0.2km from an AONB. This is considered Minor Adverse.	-	No specific mitigation / recommendations made.
7.	Improve air, soil and water quality	The site is PDL and is 12.8km from an AQMA, within 5.5km of a Minerals / Waste Site and is 0.1km of SPZ 2. The site size would result in a slight adverse effect on soil resource during construction activities. Collectively, development here is considered to have Moderate Adverse effects with respect to this objective.	--	Water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones/ barriers or SuDS.
8.	Ensure the efficient use of land	The site is PDL and falls under a soil classification of 'Urban'. The site is 0.98km from a Stewardship Scheme. The site is assessed as having fair access to local facilities and sustainable transport links. On balance this is considered Minor Adverse.	-	No specific mitigation / recommendations made.
9.	Use and manage water resources in a sustainable manner	The site would result in a moderate additional water demand and provide limited opportunities for SuDS given the site size. This is considered Moderate Adverse. It is anticipated drainage would be to the public network.	--	Where possible, integrated surface water management and pollution prevention measures such as SuDS to be considered.
10.	Provide everyone in Waverley Borough with the opportunity to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures.	The site is located within Haslemere town and proposals are to include 20 dwellings. This is attributed minor beneficial effects.	+	No specific mitigation / recommendations made.
11.	Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities	The site is c.12.4km from a College, 1.7km from a Secondary School, 1.3km from a GP Surgery and 0.01km from the town centre. It is 1.4km to a hospital. On balance this is considered Minor Beneficial.	+	No specific mitigation / recommendations made.
12.	Reduce deprivation and promote more inclusive and self-contained communities	Overall deprivation is considered low when compared to other areas. It is therefore reasoned that development within this area would detract from opportunities to improve overall deprivation in areas identified as having increased levels of overall deprivation. This is considered Minor Adverse.	-	No specific mitigation / recommendations made.

13.	Improve the health and wellbeing of Waverley Borough's residents	The site is within 0.1km of a PROW and 1.3km from a GP Surgery. Health deprivation is higher than in other areas and it is therefore reasoned that development here would positively impact upon health deprivation in the area. On balance this is considered Minor Beneficial.	+	No specific mitigation / recommendations made.
14.	Promote sustainable transport use and reduce the need to travel	The site is directly adjacent to a bus stop, 0.01km to the town centre and is within 0.5km of a railway station. It is anticipated that development here would promote sustainable transport and reduce the need to travel. Development here is therefore attributed Major Beneficial effects.	+++	No specific mitigation / recommendations made.
15.	Promote the economic vitality of Waverley Borough	The site is in an area assessed as having slightly reduced levels of employment deprivation, suggesting that development here would detract from opportunities to develop sites found to be within areas of increased employment deprivation. This has been assessed as minor adverse.	-	No specific mitigation / recommendations made.

Overview:

No Major Adverse effects have been identified with respect to this site.

The site location relative to a range of key services and facilities and its proximity to a Source Protection Zone as well as additional water demand is considered **Moderate Adverse**.

Development at this site is found to promote sustainable transport and reduce the need to travel. This is considered **Major Beneficial**.

890 The Old Grove, High Pitfold, Hindhead

Site: 890 The Old Grove, High Pitfold, Hindhead				
Overview of Site (see figure below): The site is previously developed land and comprises a mix of building types (predominantly residential) and associated areas of hardstanding / car parking. The surrounding area is urban comprising a mix of residential and commercial land types.				
Size: 2.44Ha Dwellings: c.40 units		Discussion	Effect	Mitigation / Recommendations
1.	Protect and enhance all biodiversity and geological features.	The site is approximately 0.31km from an Ancient woodland site. However, as the site is PDL and comprises predominantly residential buildings and areas of hardstanding development here is anticipated to have negligible effect on biodiversity.	0	No specific mitigation / recommendations.
2.	Protect and enhance sites designated for nature conservation purposes including, of particular note, European sites.	The site is not within any designated area and is located approximately 0.7km from the nearest Natura 2000 site (SPA) and 5.57km to an SAC. The site is approximately 6.5km from the nearest Ramsar site, 0.7km from a SSSI and 2.36km from the	--	Consideration of need for HRA to be undertaken in relation to potential direct or indirect effects on Natura 2000 sites.

		nearest LNR. Proximity to these features suggest development will potentially have moderate adverse effect.		
3.	Promote climate change mitigation in Waverley Borough	The site is approximately 1.9km away from a town centre and 1.48km to local shops which may result in the need for car travel. The site size (2.44ha) is considered sufficient to providing support for low carbon energy infrastructure. Development here is considered minor adverse.	-	No specific mitigation / recommendations.
4.	Support the resilience of Waverley Borough to the potential effects of climate change	The site size presents some opportunities to implement SuDS and increase green infrastructure. The site is within 1.75km of flood zone 2 and 1.76km of zone 3 and this is attributed minor adverse effects.	-	Flood Risk Assessment.
5.	Protect, maintain and enhance Waverley Borough's cultural heritage resource, including its historic environment and archaeological assets.	The site lies 1.88km to a conservation area and is approximately 3.8km from a Scheduled Monument, 5.2km from a Historic Park / Garden and 0.2km from a Listed Building. An archaeological asset is within 1.48km of the site. The site is attributed minor adverse effects due to proximity to listed building.	-	No specific mitigation / recommendations.
6.	Protect and enhance the character and quality of Waverley Borough's landscape and townscapes	The site is approximately 1.86km from the South Downs National Park and lies within an AONB. The site lies within 0.6km of an area designated Green Belt. Effects are considered major adverse due to location within the AONB.	---	Consideration of impact on landscape features and integration of mitigation measures such as landscape planting during design.
7.	Improve air, soil and water quality	The site is approximately 12.4km from an AQMA and lies within 0.19km of Source Protection Zone 3. The site lies 3.57km to a Minerals and Waste site. The site is not anticipated to result in significant adverse effects on soil resources during construction activities due to its current use. Effects are considered minor adverse due to location near to Source Protection Zone 3.	-	No specific mitigation / recommendations.
8.	Ensure the efficient use of land	The site lies wholly within Agricultural Land Classification Grade 'Non-Agricultural' and is currently comprises buildings and areas of hardstanding. An Environmental Stewardship Scheme lies approximately 1km from the site. Development here is therefore considered minor beneficial.	+	No specific mitigation / recommendations.
9.	Use and manage water resources in a sustainable manner	This site is anticipated to have mains water and sewerage utilities available. It is also assumed that the site would result in a negligible additional water demand based on its current use, and would provide opportunity to implement SuDS. Collectively this is assessed as minor beneficial.	+	No specific mitigation / recommendations.
10.	Provide everyone in Waverley Borough with the opportunity to live in good quality, affordable housing and ensure an	The site is located within Hindhead and proposals are to include 40 dwellings. This is attributed major beneficial effects.	+++	No specific mitigation / recommendations

	appropriate mix of dwelling sizes, types and tenures.			
11.	Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities	A school and college are recorded as being 0.95km and 12.23km from the site respectively and GP and hospital facilities are 0.78km and 2.96km from the site respectively. The town centre is 1.9km from the site. On balance this is considered minor beneficial	+	No specific mitigation / recommendations
12.	Reduce deprivation and promote more inclusive and self-contained communities	Overall deprivation within the area is lower in comparison to other sites. It is therefore reasoned that development here would detract from opportunities to improve levels of deprivation in areas with greater levels of overall deprivation. This is attributed minor adverse effects.	-	No specific mitigation / recommendations
13.	Improve the health and wellbeing of Waverley Borough's residents	The site is located directly adjacent to a public right of way and approximately 0.78km from a GP. It is therefore reasoned that development here would detract from opportunities to reduce levels of health deprivation in other more health deprived areas. On balance development here is attributed minor beneficial effects.	+	No specific mitigation / recommendations
14.	Promote sustainable transport use and reduce the need to travel	A bus stop is 0.04km to the site. Town centre and railway station provisions are recorded as being 1.9km and 2.42km from the site respectively. While the site is relatively distant to the town centre and train station, the bus stop provides sustainable transport options. On balance, this site is considered moderate adverse.	--	No specific mitigation / recommendations
15.	Promote the economic vitality of Waverley Borough	Employment deprivation is found to be slightly lower here, than within other areas. It is therefore reasoned that development here would somewhat detract from opportunities to improve levels of employment deprivation in other more deprived areas. This is attributed minor adverse effects.	-	No specific mitigation / recommendations

Overview:

In terms of **Significant Adverse** effects, one SA Objective is considered **Major Adverse** (Objective 6) owing to the sites situation within an AONB.

The site is in relative proximity to sites designated for nature conservation and distant from a number of sustainable transport methods, effects in this respect are considered **Moderate Adverse**.

One objective has been considered **Major Beneficial** with respect to this site in that it will provide a large number of different types of dwellings.

Appendix B. Mitigation Table

Objective	Mitigation measure	141 Haslemere Key Site	697 Land at Wey Hill Youth Campus	980 Haslemere Preparatory School, The Heights, Hill Road	The Royal Junior School, Hindhead	1004 The Fairground Car Park, Wey Hill	The Old Grove, High Pitfold, Hindhead
1	Consider need for arboricultural and/or ecological surveying.						
	Ensure protection of mature trees and/or biodiversity features where possible through, for example, creation of buffer zones.						
2	Undertake HRA due to proximity of Natura 2000 site.				✓		✓
	Undertake ecological assessment on any other type of designated site.						
3	Opportunities to improve sustainable transport infrastructure to be prioritised						
	Design should ensure sustainable building practices and minimise construction and operational energy demand/carbon emissions						
4	Consider need for Flood Risk Assessment	✓					
	Design of site to consider integration of SuDS, efficient use of materials and sustainable building techniques						
5	Consider need for archaeological investigations and subsequent mitigation of effects on heritage assets where required			✓			
	Design to be sensitive to heritage features and include, for example, buffer zones	✓					
6	Consider impact on landscape and townscapes			✓	✓		✓
	Design to incorporate landscape planting			✓	✓		✓
7	Consider need for baseline investigation and integration of appropriate mitigation measures such as buffer zones, SuDS, riparian habitat creation or soil stabilisation methods						
	Undertaking of water quality surveying and integration of mitigation measures specific to groundwater environment e.g. buffer zones or barriers	✓	✓	✓		✓	
8	Agricultural land classification surveys						
	Land contamination surveys						
9	Integrated surface water management and pollution prevention measures such as SuDS should be introduced			✓		✓	
10	Where possible, design to ensure a range of house types						
11	Opportunities to improve sustainable transport infrastructure to be prioritised						

12	Where applicable, school and healthcare facility capacities to be identified and addressed						
13	Design to integrate with existing and/or promote creation of cycleways and public rights of ways						
	Opportunities to incorporate green / open space to be prioritised in design where possible						
14	Opportunities to improve sustainable transport infrastructure to be prioritised						✓
	Design to integrate with cycleways and public rights of ways where possible						
15	Consider provision of public transport to promote links to economic centres.						

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